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Distinctive Homes

A COLLECTION *of* THE LATEST DESIGNS
COMPRISING
TWO-STORY HOUSES *and* BUNGALOWS
of FIVE *to* TEN ROOMS

First Edition
PRICE, ONE DOLLAR

Published by
DISTINCTIVE HOMES PLAN SERVICE
11844 S. Western Ave., Chicago, Ill.

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MODERN HOME PLANNING

THE progress of architecture in the past ten years has been especially evident in the rapid development of the small home. New ideas in style, arrangement and construction appear and become popular over night. The public is more than ever wide awake to the value of modern convenience and the attractiveness of both the exterior and the interior. At clubs and churches, on suburban trains, or wherever friends and neighbors meet, the newest houses under construction in the community are frequent subjects of conversation. People are becoming very critical, and the progressive architect must keep abreast of the times; in fact, he himself must be an originator of ideas.

The designs in this book have been selected to meet this condition. They are thoroughly modern, having been actually built in the past few years and comprise such variety of style, size and arrangement that it should not be difficult to choose one that will meet your particular requirements.

In selecting a type and arrangement of a house, certain questions arise. One which is much discussed is the comparative cost of a one-story and a two-story house of the same number and size of rooms. This question is usually futile as it is almost impossible to find a one and a two-story house that have rooms comparable. If such plans could be found, then the two-story house would be cheaper to build, for it has less excavation, foundation, basement floor, roof, etc.

Another question is the relative increase in cost of an irregular and rectangular plan over that of a square house. For the same area, the square house has less enclosing wall than the rectangular and irregular types, while the angles in the irregular one require additional labor. The exact increase in cost of one over the other depends upon its shape, the number of angles, levels, etc., but should not effect one's decision if the design selected is attractive and meets his requirements.

Proper plans accurately drawn and completely detailed pay in many ways. First, accurate estimates may be obtained; second, mistakes are eliminated and extras averted; lastly, the well designed house is worth more in personal satisfaction and in its sales value. As a rule contractors are not trained in architectural design; therefore plans made by them are usually unattractive and incomplete. Some building material firms offer free plans, but the cost must be included in the material bought from them. In other words, *money spent for reliable plans is worth many times the investment.*

Architects' fees on residence work vary with the ability and reputation of the architect. For plans and specifications alone, three per cent of the cost of the house is considered fair compensation. When letting of contracts and supervision of construction are included the usual fee is six per cent. Considering the general over-head of an office and time consumed in interviews the foregoing fees are proper.

However, as we serve a greater number of people from the same design, our prices can therefore be nominal and much less than standard professional fees.

Nevertheless, it must be remembered that these plans were designed and built for certain people, to meet their requirements, and may not exactly suit your needs. In some cases a minor change may be made by your contractor when erecting the building, such as shifting the location of a door, window, etc., or certain features may be entirely eliminated, by agreement with the builder. However, if you wish extensive changes made in one of these plans, write us in detail, sending a freehand sketch if possible, and we will advise you if such alterations are practical and feasible and what our charges will be for the work.

You will readily understand that a plan may be changed up to a certain point, without effecting its usefulness, or detracting from its appearance or entailing too much labor in making such revisions. But beyond that point a plan already prepared should not be changed. In such a case, an entirely new set of drawings are necessary and should be made. If so, we will advise you and quote a price for special plans.

The little floor plans in this book are just a condensed outline of the arrangement and give the sizes of all principal rooms, and certain other information that can be included in such a small space. The furniture is indicated in the rooms at correct size to give an idea of the dimensions. *The complete plans, or working drawings from which the builder works are drawn to larger scale and contain a great deal more information.*

Working Drawings

BASEMENT PLAN: This shows the size and arrangement of the foundations, the arrangement of rooms, position of heating apparatus, laundry trays, etc. Drawn to scale of ¼" to the foot, and accurately dimensioned.

FLOOR PLANS show all dimensions, window and door sizes, location of lights, switches and base outlets, plumbing fixtures, joist spacing, etc. Drawn to scale of ¼" to the foot.

ELEVATIONS: These are drawings of the four sides of the house, showing style of doors, windows, porches, brickwork patterns, pitch and style of roof, chimneys and other exterior features, all drawn to the scale of ¼" to the foot.

CONSTRUCTION DETAILS are larger scale drawings that show the construction of foundations, walls, windows, porches, roofs, and other points necessary to insure correct construction.

INTERIOR DETAILS are also drawn to a larger scale and illustrate such features as fire place, kitchen cabinets, linen closets, stairways, etc.

Specifications

These are typewritten descriptions of material, labor, methods, appliances and equipment that enter into the construction of the building and which cannot be put on the drawings. They are divided into the various trades and include all items usually included in such divisions. However, as you will readily see, there must be a few open questions that can only be answered by each individual for himself. Blank spaces are left so that this information may be inserted and thus complete the specifications. These questions include selection of interior finish, as the floors and trim usually depend upon the individual scheme of decoration. As an example: If oak trim is selected, the clauses specifying birch, gum, or pine should be crossed out. The sewer connection, water supply, and grading, of course we can not specify, but must be decided by the owner.

Aside from a few items such as these, the specifications are complete and by spending a little time in reading them over and becoming familiar with them you will be ready to put them in the hands of your local contractors for bids, knowing that nothing has been left to chance or the judgment of the contractors, and that all bidders are estimating on the same basis.

Material lists are not included because we find the majority of contractors prefer to estimate quantities in their own way, and thus assure themselves that the amounts are correct. Also changes in size or arrangement effect such lists.

Cost of Building

This is the most important question that presents itself to the prospective home-builder and one that cannot be accurately answered in advance. First, there are great differences in quality of materials and workmanship which must be decided by the owner. He will select a builder with whom he wishes to deal, and this choice has much to do with the cost of the structure. The owner will also select the materials for roof, plumbing, interior finish, etc., so that the cost of the house lays to a great extent in his own hands.

Then location and climatic conditions effect the cost. Labor and material prices vary throughout the country, in large centers and rural communities, due to the proximity of supplies and to the supply and demand for both.

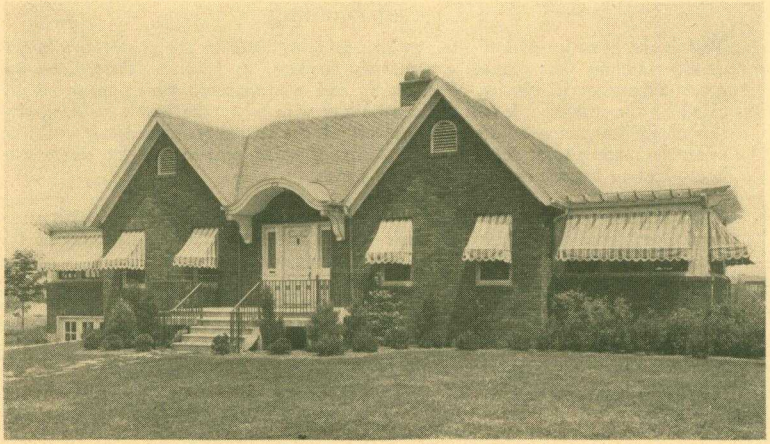
In order to get a fair idea of the cost of these houses in your community, consult a reputable contractor who has been building homes. He will give you an approximate figure or set a range within which the cost should fall. He can also give you the cost per cubic foot on recently erected homes. With this unit you can arrive at an approximate cost and check his estimate also.

General Features of Our Homes

The majority of the designs are for brick houses, as the popularity of brick is unquestioned. Aside from its attractiveness, it is permanent, needing but little upkeep, and the depreciation is extremely low. Fireplaces are included in all plans. Though our homes are heated by more efficient methods, everyone still loves to sit before an open fire. Plumbing is the most modern, space being allowed for the larger sinks with one or two drainboards. Bath tubs are the built-in recess or corner type. Bathroom lavatories are the pedestal or leg type. Laundries are equipped with two part trays for use with a washing machine. Bathrooms are usually tiled and supplied with the popular built-in accessories.

Insulation against summer heat and heat loss in winter is now demanded by the discriminating builder and in fact is used by certain speculative builders. Although we have included it in our specifications, its use is optional.

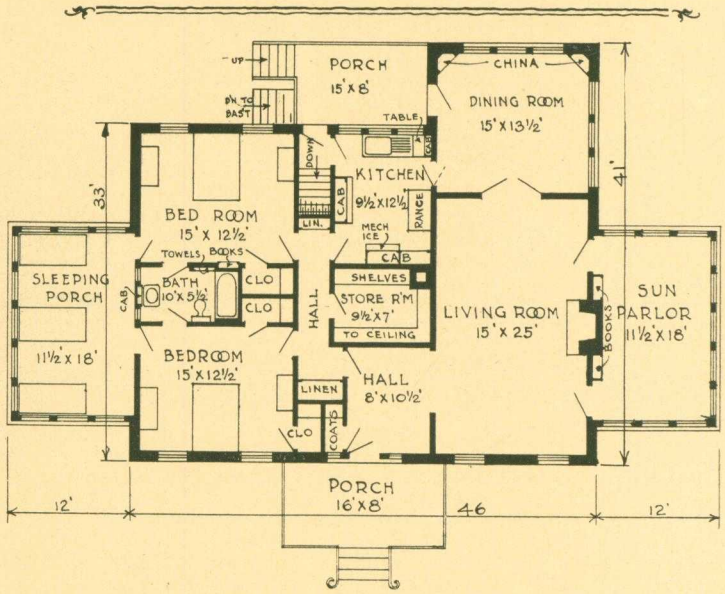
Heating is one thing that cannot be indicated on stock plans. You will readily see that a house built in Florida does not require the same heating system as one erected in Canada. Likewise, a house facing north must have more radiation in the front rooms than the same house turned to face the south. Thus, the heating system must be laid out by a local heating contractor or engineer, and we must necessarily omit the heating from our plans and specifications.



A STRIKING and conveniently planned house on English lines. The broad concrete terrace with its ornamental iron rail, the gracefully hooded entrance and the glazed and screened porches at each end are unusual features. Note, also, the garage in the basement under the sleeping porch which is reached by an inclined driveway. It is also entered from the basement, a convenience appreciated in northern latitudes.

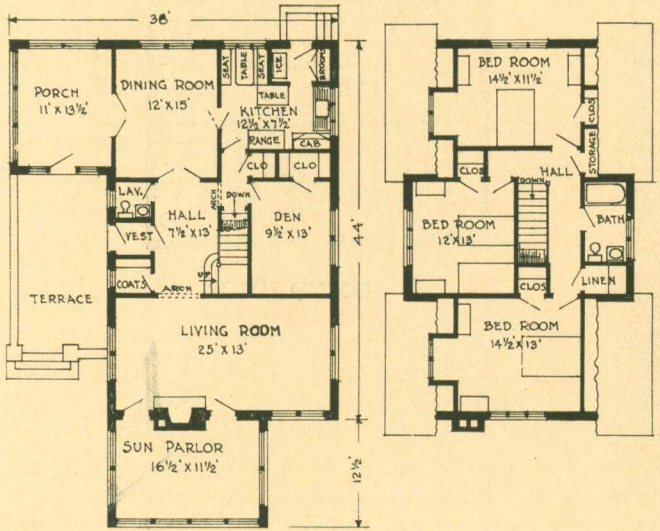
The rooms are exceptionally large and there is a good supply of closets, and cabinets for linens, towels, china, books, etc. In the center of the house is a unique room where the housewife will find ample space for systematic storage. The attic is high and well ventilated making a cool house in summer.

The awnings add a pleasing note of color to the mingled shades of brick. Truly a distinctive house.



Room Sizes Are Net

No. 101, See page 40



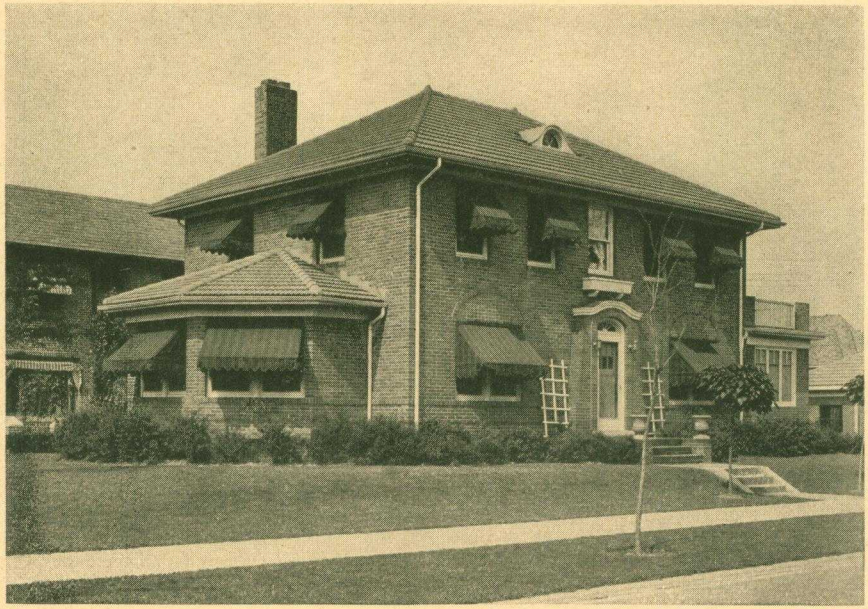
FIRST FLOOR SECOND FLOOR

Room Sizes Are Net

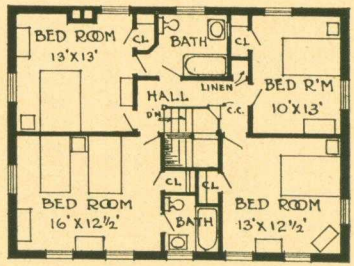
ONE of the demands of the day is the well designed brick house. This one is a simple design of graceful proportions and lines in which beauty is combined with the permanence of brick, stone and tile. While the principal side is here shown, it has been planned that the sun parlor on the right face the street and the entrance be at the side.

The arrangement is very complete and the rooms are of good size. The hall affords fine vistas through the dining and living rooms. Through an archway under the open stairs is a den which may be utilized for a variety of purposes, such as a professional office, bedroom or maid's room. There is a built-in breakfast nook in the kitchen. The cabinet at the sink, together with those over the broom closet and refrigerator take the place of a pantry.

No. 102, See page 40



A MODERN American type, comfortable, convenient and roomy. The chaste lines are enhanced by the delightful mixture of colors in the brick and the simple ornamentation under the eaves and over the lower windows. The principal feature of the plan is the living room, which has been thrown together with the octagonal sun parlor to produce a room of remarkable proportions. Four good-sized bedrooms and two baths make this plan especially desirable.



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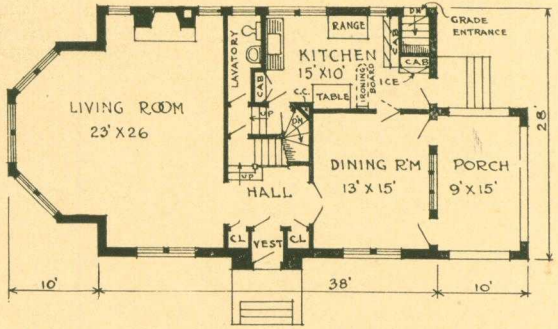

FIRST FLOOR

Room Sizes Are Net

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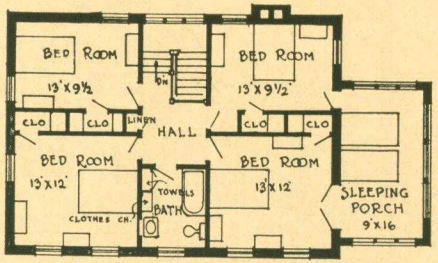

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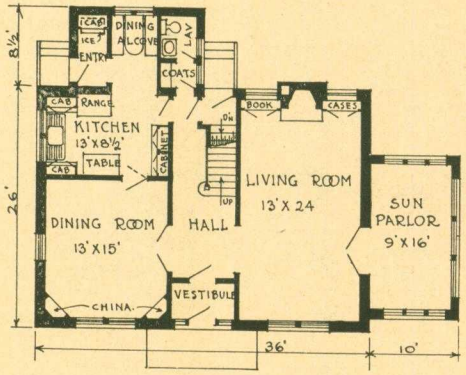
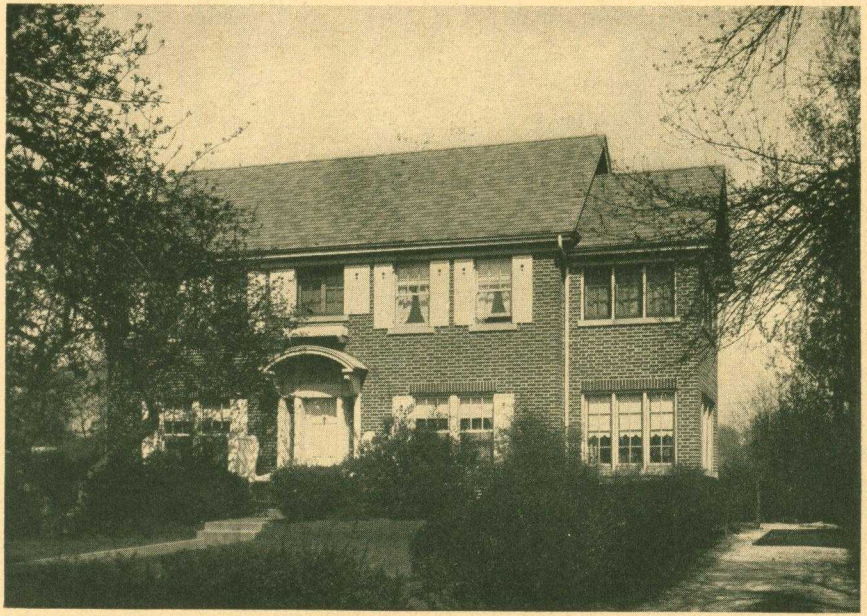


FIRST FLOOR

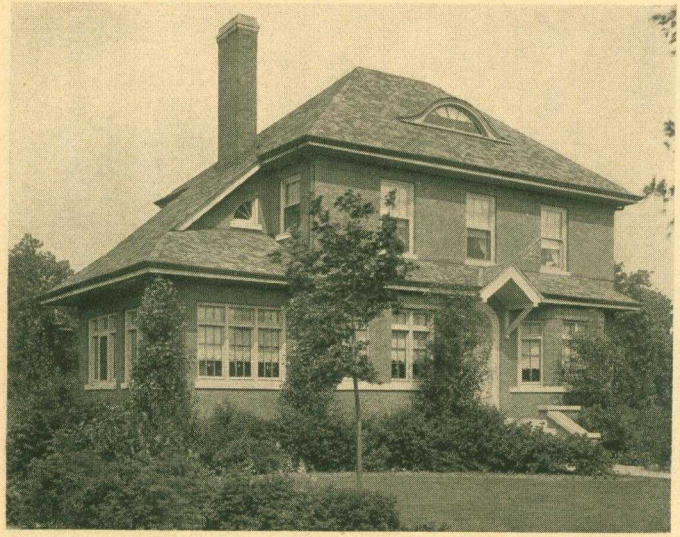
Room Sizes Are Net



STRENGTH and character are expressed in this fine example of the Colonial. The brickwork laid in Flemish bond gives an indescribable beauty to the wall surface, while the hooded entrance and the settees take one back to Revolutionary days.

The arrangement is unusually complete, with numerous built-in features. For a narrower lot the sun parlor and sleeping porch may be omitted, as the main body of the house alone makes a splendid effect.

No. 104, See page 40



UNIQUE in plan and exterior, the two bays with the entrance between make an attractive effect. The manner in which the upper and lower roofs are linked together is also exceedingly interesting.

The interior arrangement is unusual in some respects. Notice how the breakfast room, while really a part of the kitchen, is still readily accessible from the living room. Also the lavatory, while not obtrusive, is conveniently located for all parts of the house. The sleeping porch is enclosed and finished and is therefore a fourth bedroom.

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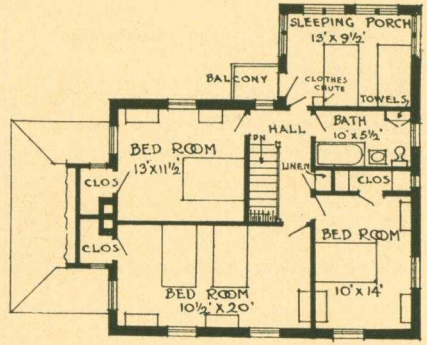

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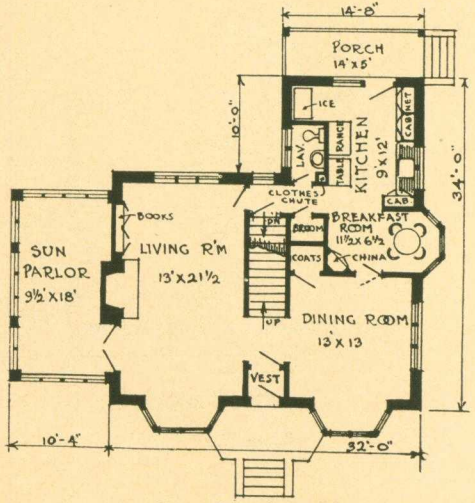

Room Sizes Are Net

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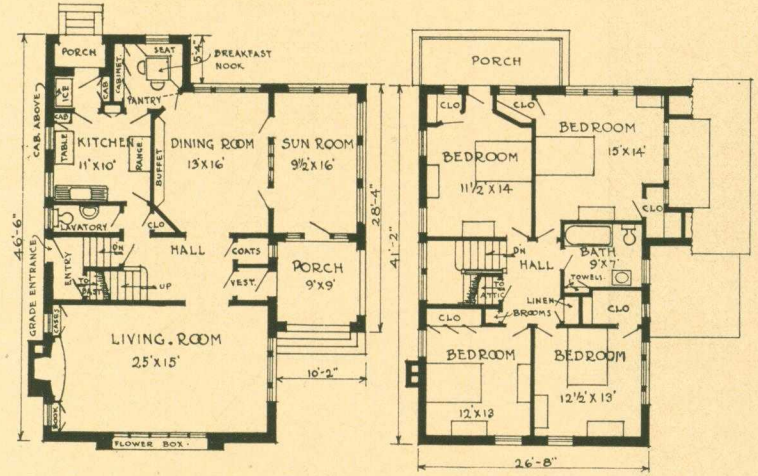
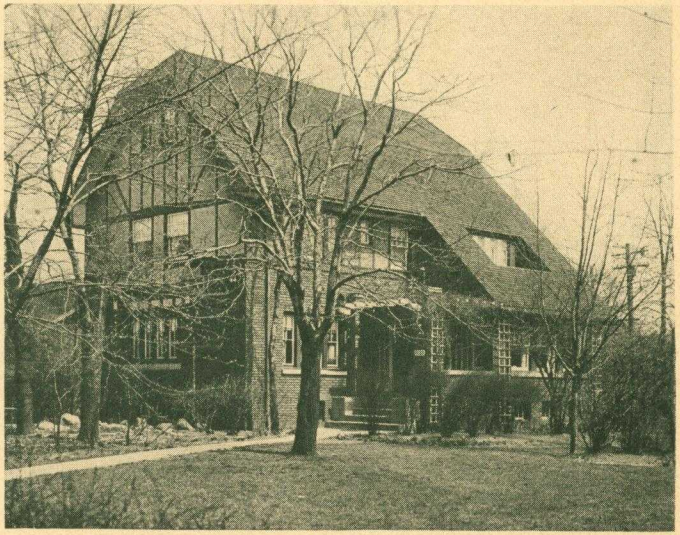


FIRST FLOOR

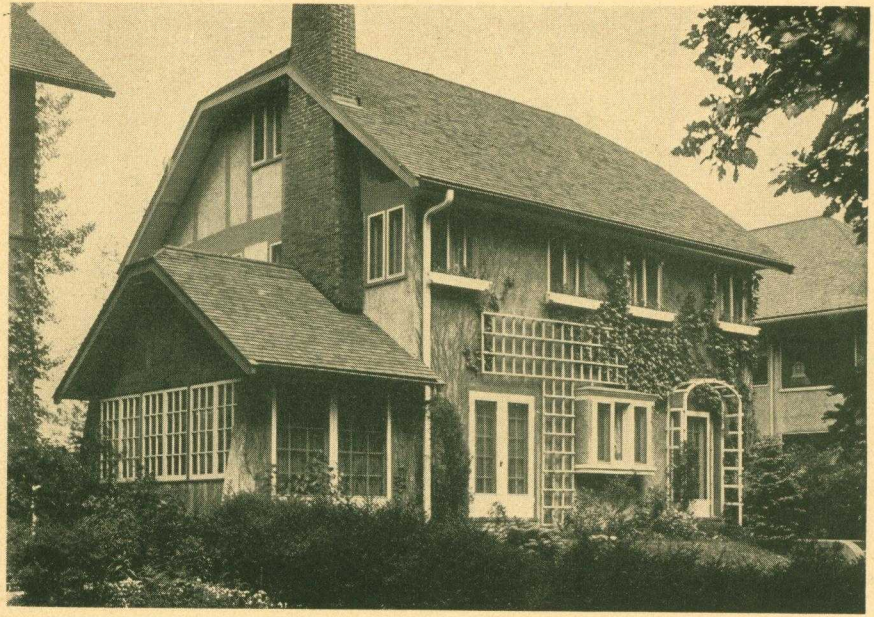
SECOND FLOOR

Room Sizes Are Net

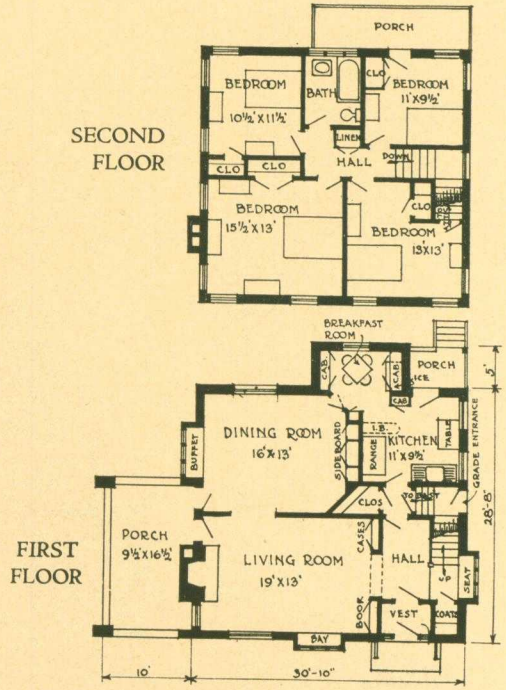


THE combination of brick and stucco is always pleasing in a house of this type. The popular side entrance is here closely connected with the sun room in an attractive manner. The rooms are exceptionally large and there is an ample number of closets, cabinets, etc. The stairway extends to the attic, where several rooms may be finished off if desired, or a billiard table installed. Note the balcony at the rear over the pantry where bedding may be aired. The construction of the lower portion is of brick veneer.

No. 106, See page 40



SIMPLE lines and proper landscaping make an attractive combination. The patternwork of vines over plain stucco surfaces is always pleasing. Note the arrangement of the casement windows at the corners upstairs, which gives good wall spaces in the bedrooms and excellent views. Some of the features of the interior are built-in bookcases, sideboard, buffet, ironing board, cabinets, bays, etc. The fireplace is attractively placed at the far end of the living room and is seen through an archway from the hall. A comfortable and homelike house.



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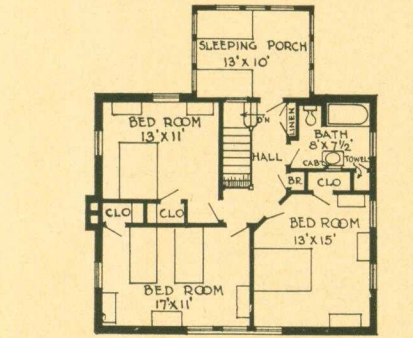

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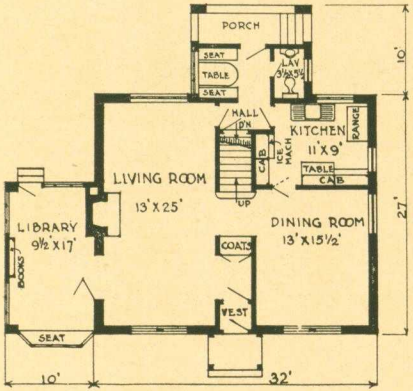
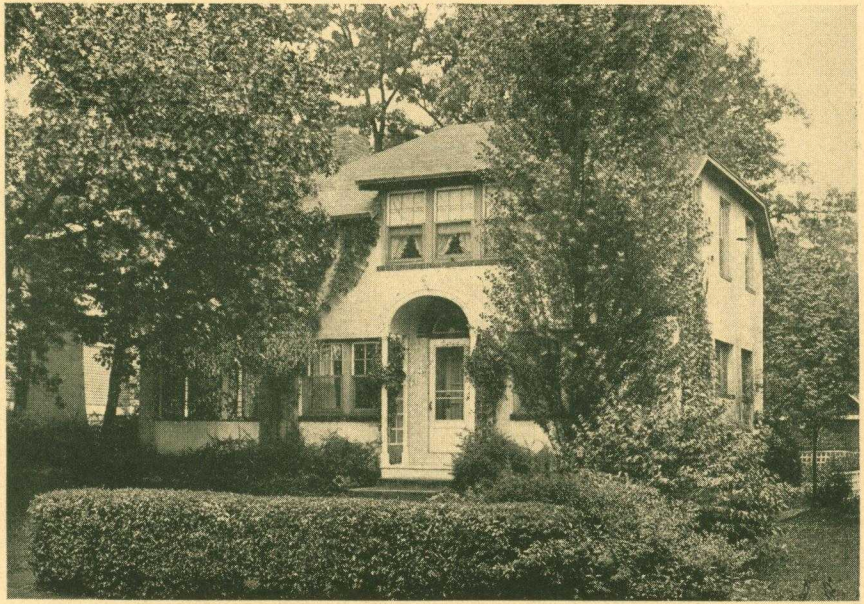
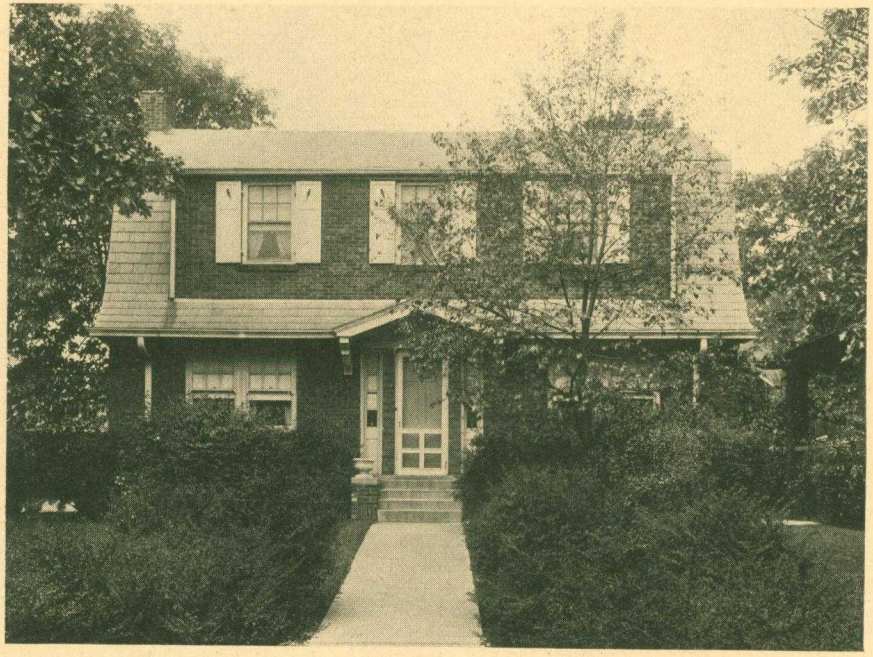


FIRST FLOOR

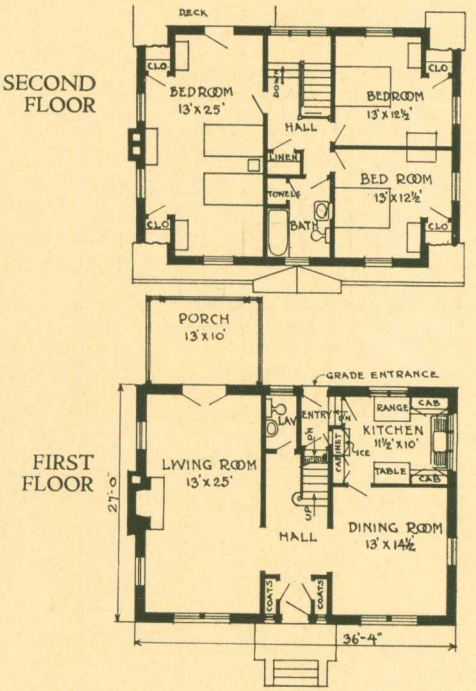
Room Sizes Are Net



HERE is the maximum of livable space in the minimum dimension due to the small amount of space used for halls. Attention is called to the location of the stairway and the dining room which are not visible from the entrance. Note the placing of the breakfast nook and lavatory, convenient to the living room, yet close to the rear door for the kiddies' use. The sleeping porch upstairs really makes a fourth bedroom. The window arrangement around the front entrance is pleasing and the bay window in the library adds the necessary balance.



THE ever-popular Dutch Colonial, with its low eaves, has a comfortable and homelike appeal. The central hall arrangement is a practical and attractive one, with the open stairway ascending to a landing at the rear. The porch has been placed at the rear to accommodate a narrow lot, but could be moved to the side, if so desired. The bedroom closets on the corners of the house are large and have good headroom.



Room Sizes Are Net

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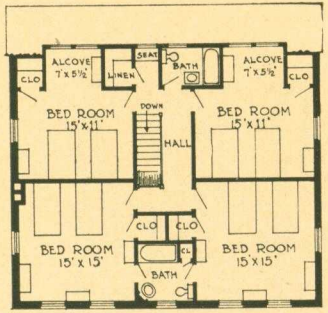

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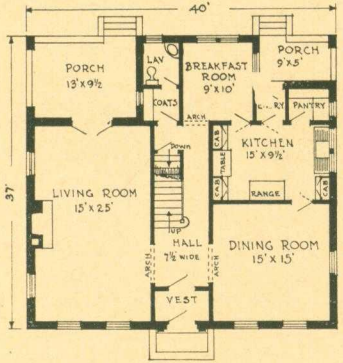
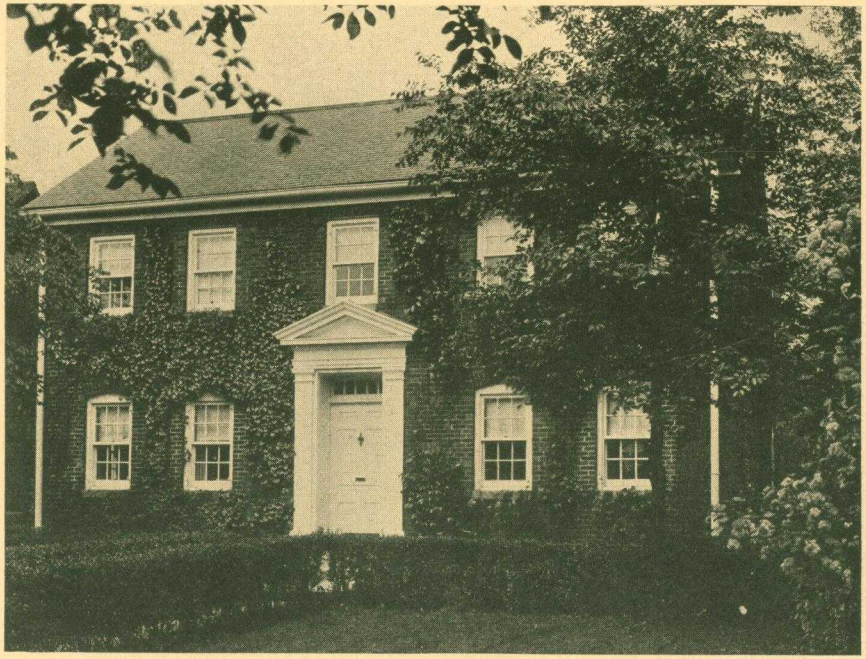


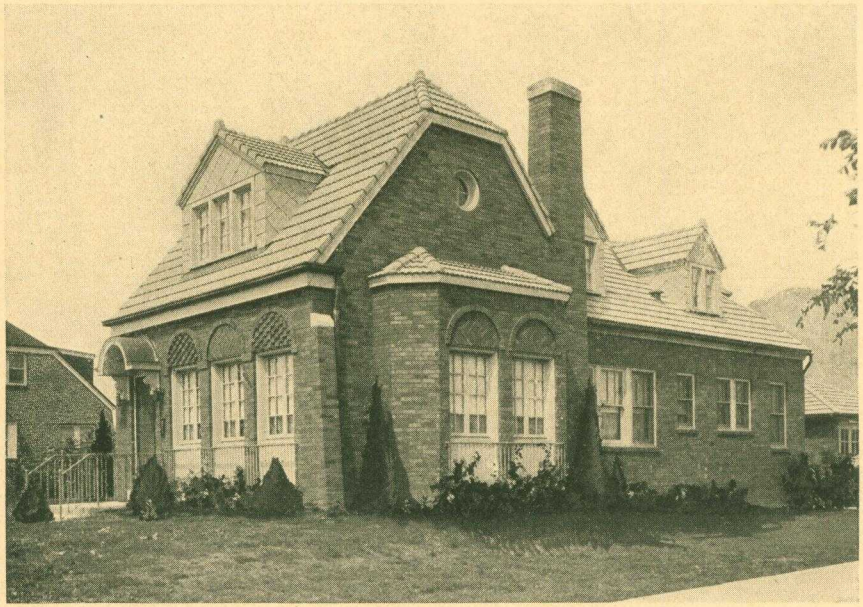
FIRST FLOOR

Room Sizes Are Net



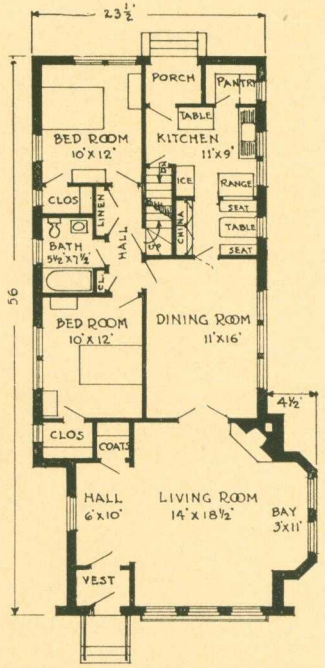
For those who wish the New England type of Colonial, this design can hardly be excelled. It is true to style and modern and convenient in arrangement. Generous bedrooms, two baths and plenty of closets will accommodate a large family. If desired the breakfast room may be converted into a maid's room, office, den, etc. This is one of the finest architectural gems to be found anywhere.

No. 110, See page 40



A most unusual and attractive bungalow. The ornamental brick lunettes above the windows and the iron grilles, together with the bay, the buttresses and the chimney, combine into a pleasing and harmonious composition, which will appear well in either a light or a dark brick.

While only two bedrooms and a bath are included in this plan, there is sufficient space on the upper floor for two or three bedrooms and a bath, all with good ceiling height. Thus, this arrangement may be made to fit varying individual needs.



Room Sizes Are Net

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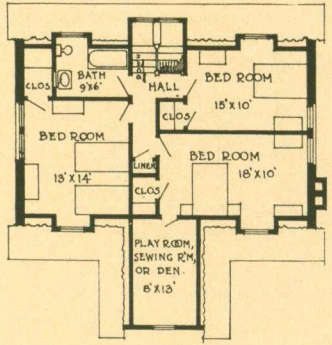

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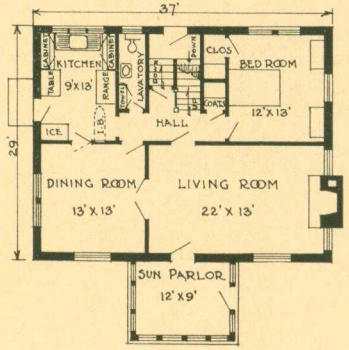
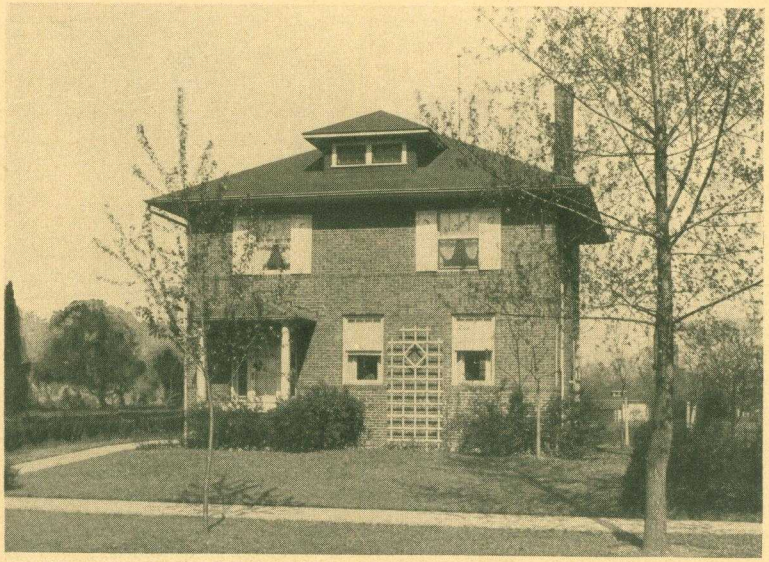


FIRST FLOOR

Room Sizes Are Net

THIS pleasing house on English lines owes its charm to the steeply pitched roof and the combination of half timber, stucco and brick. For those who need or desire one bedroom on the first floor, this plan should make an appeal. Or, if a library, music room, or den is required, this room may be readily converted to such use by connecting it with the living room.

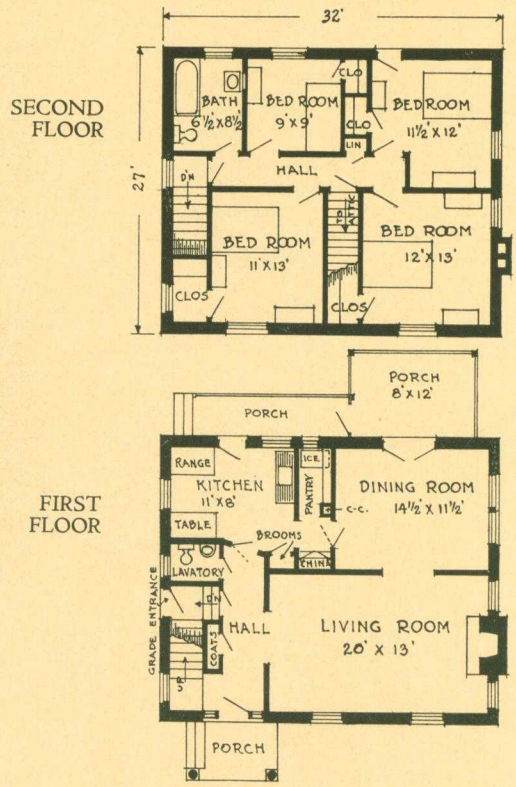
An added feature on the second floor is the room over the sun parlor, which may be used as a nursery, or a studio, or for some similar purpose.



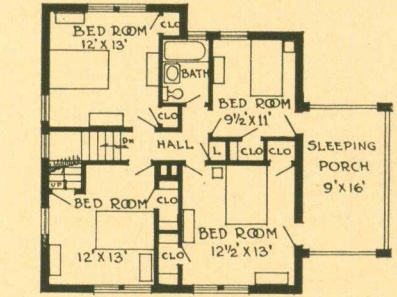
HERE is an economical type of house almost square and with a simple roof, which may be placed on a forty-five foot lot with room at one side for a driveway. It is complete with coat and broom closets, china and linen cabinets, etc. The porch is to the rear of the dining room, overlooking the garden, and is connected to the kitchen porch. The refrigerator in the pantry is iced from this porch.

At the top of the stairs there is a French door that closes off the hall, a feature not always possible in other houses. There is a stairway to the attic, where good storage space is found.

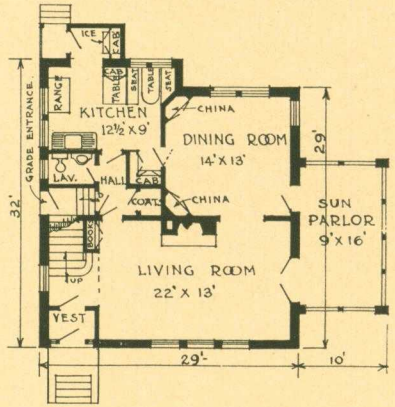
No. 113, See page 40



Room Sizes Are Net

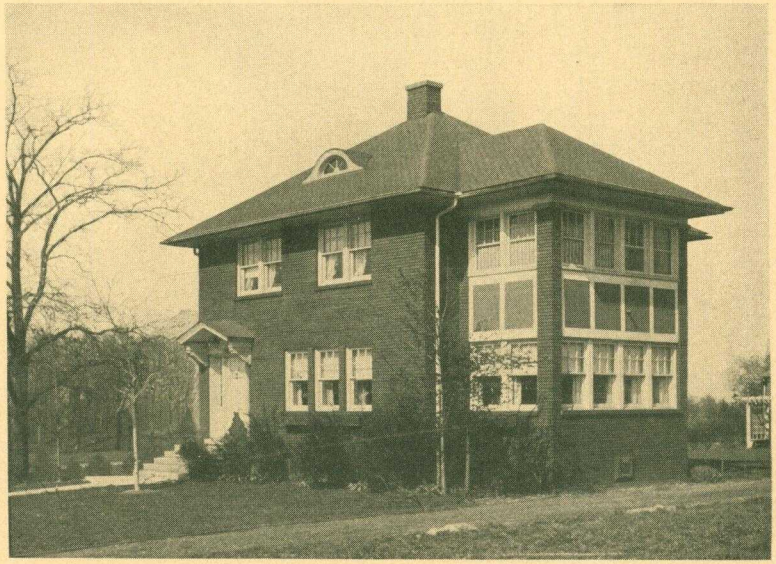


SECOND FLOOR



FIRST FLOOR

Room Sizes Are Net

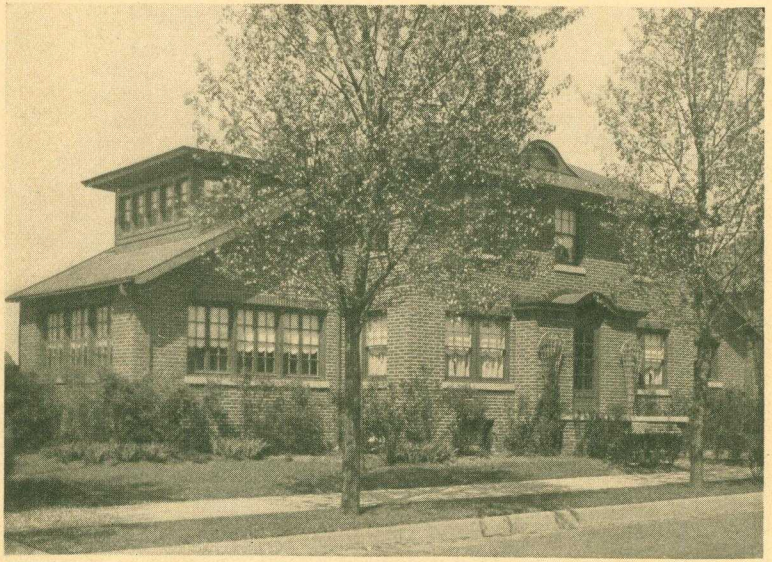


ANOTHER square house that spells economy, and utilizes every possible inch of space for rooms and reduces the halls to a minimum. The sun parlor, together with the living room and dining room, makes a splendid effect. Corner china cabinets and several kitchen cabinets displace the pantry.

The four bedrooms are of good size and the sleeping porch adds to their capacity. There is an ample supply of closets, and a stairway leads to the attic, which may be used for additional storage.

The charm of the exterior is in the distinctive manner in which the brickwork is laid. The horizontal joints are raked out deeply, while the vertical ones are not, thus giving a horizontal effect to the wall.

No. 114, See page 40

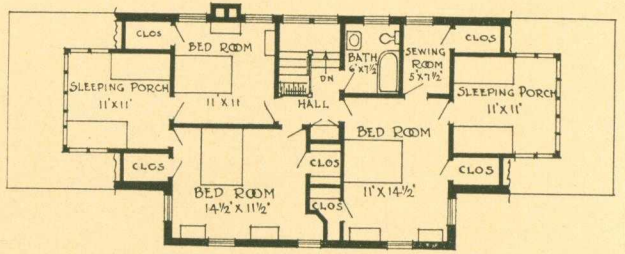


HERE is a plan that provides many unique features, the dominating one being the extremely large and attractive sun parlor, balanced by the garage at the opposite end. From the kitchen one may reach the stairway without entering the living room. The garage provides for a small and a large car and has an inside connection to the rear entry.

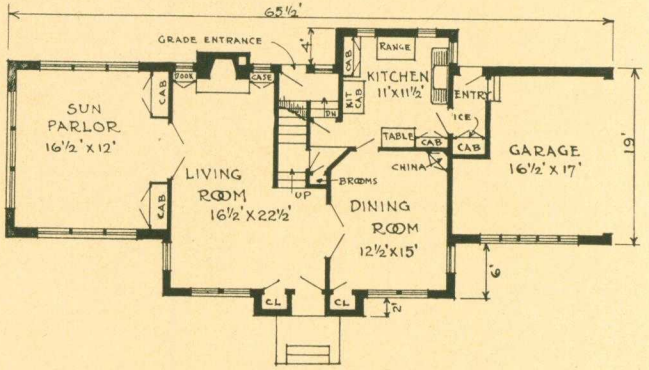
On the second floor there are two sleeping porches besides the three bedrooms, and plenty of closets, which would provide for a large family. The sewing room will be appreciated by the lady of the house.

This plan is especially adapted to a very narrow corner lot.

No. 115, See page 40



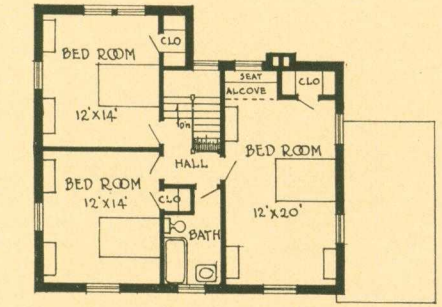
SECOND FLOOR



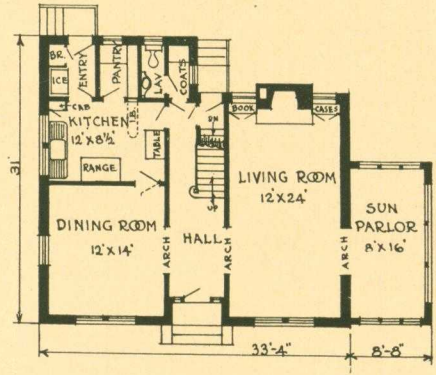
FIRST FLOOR

Room Sizs Are Net

Distinctive Homes



SECOND FLOOR



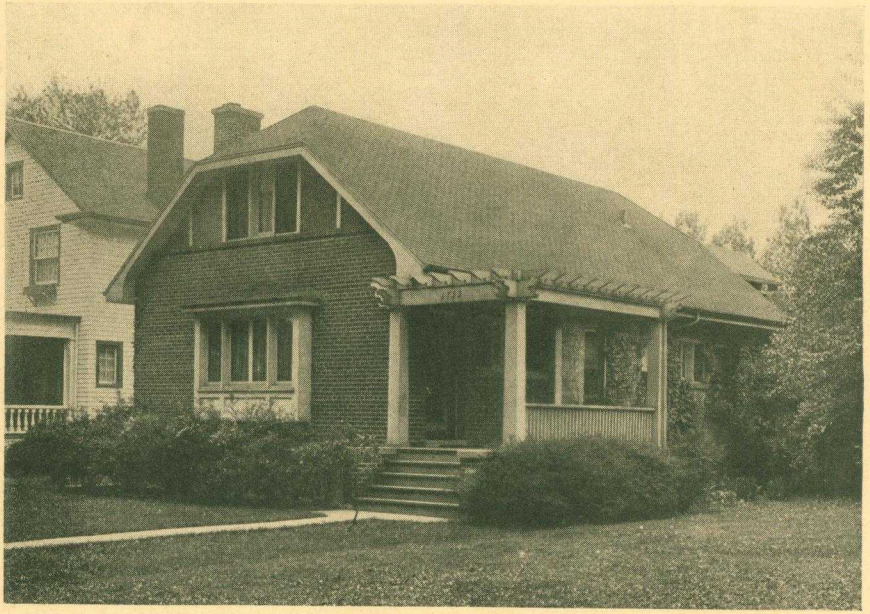
FIRST FLOOR

Room Sizes Are Net

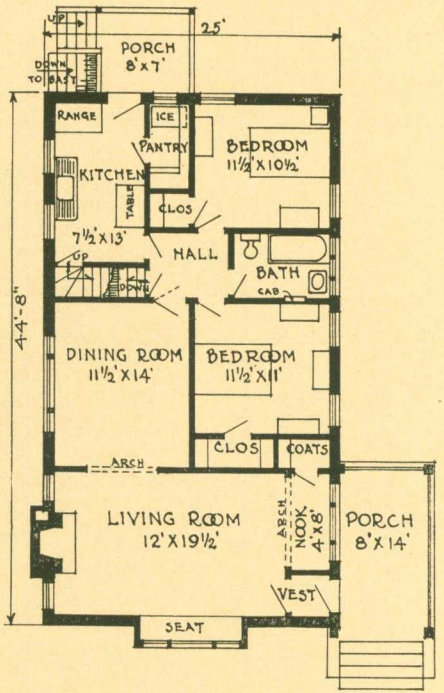
A splendid adaptation of the New England Colonial. The recessed and hooded entrance, with the single panel door, brass knocker and sidelights, is inviting. The dining room, hall, living room and sun parlor, with arched openings between, make an attractive interior. At the rear of the hall is a coat closet and lavatory. There is a built-in ironing board in the kitchen and a broom closet in the entry.

The second floor contains three exceptionally large rooms with good closets. If a sleeping porch is desired, one may be built above the sun parlor, as in No. 104.

No. 116, See page 40

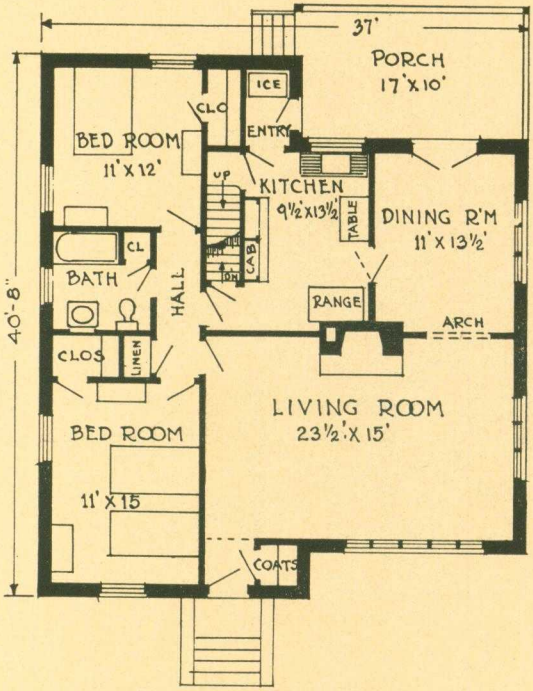


For a narrow lot this simple and attractive bungalow is especially suitable. The bay window at the front, the fireplace at one end and the arched nook at the other makes a charming living room. An arched opening leads to the dining room, beyond which is a hall, from which all the other rooms open. There is a good-sized pantry with an outside icing door. A stairway leads to the attic, where two rooms may be finishd off if so desired.

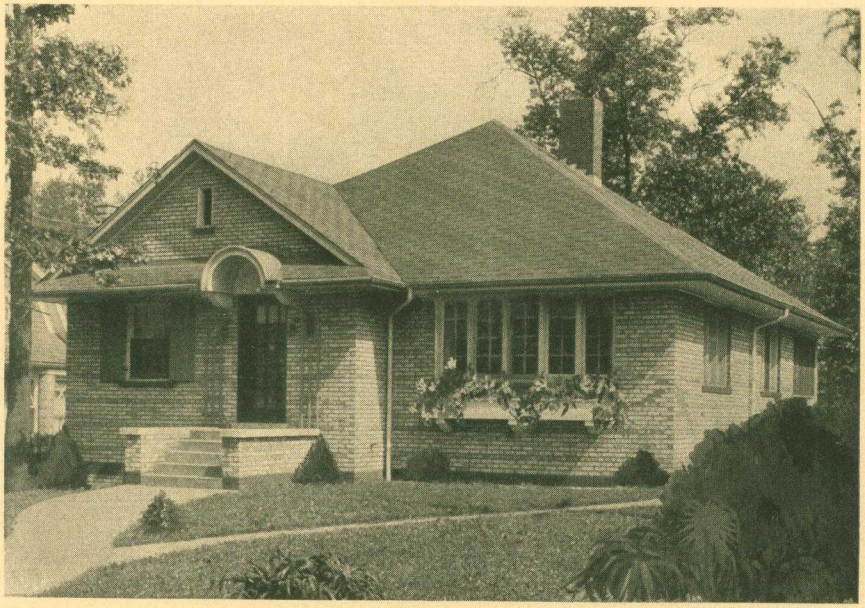


Room Sizes Are Net

No. 117, See page 40



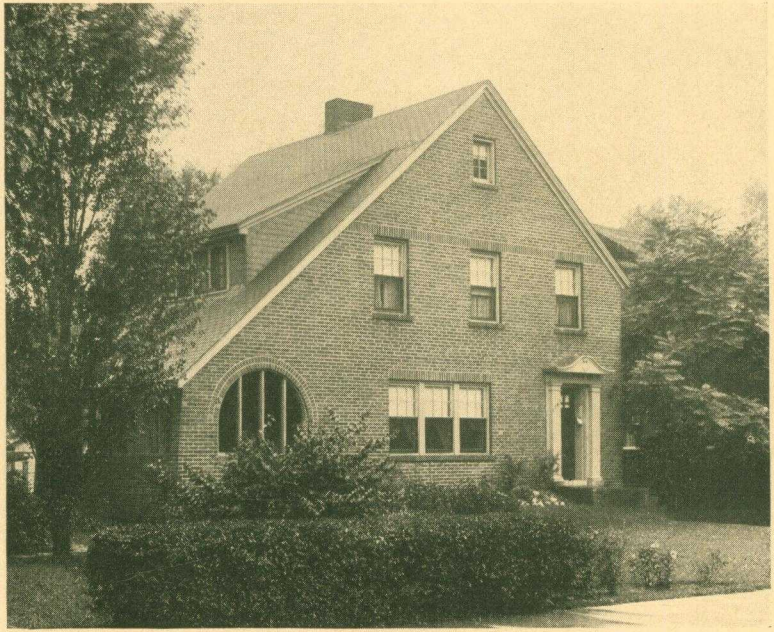
Room Sizes Are Net



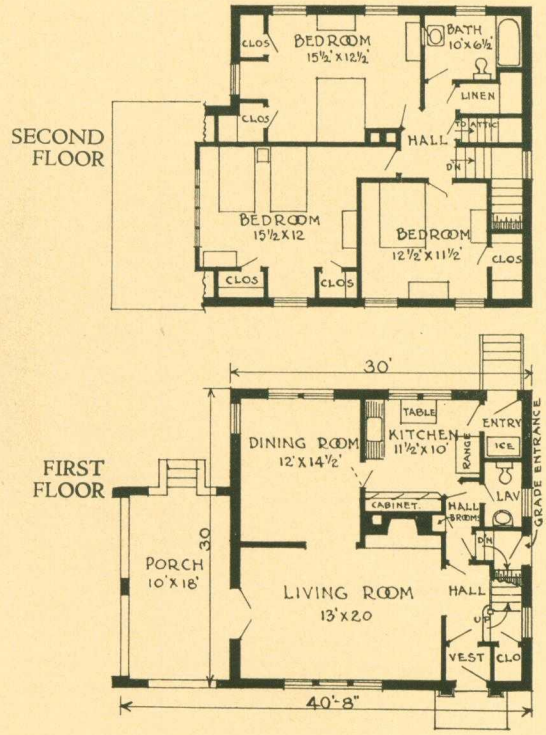
NOWADAYS wider lots are more often available, thus permitting more attractive architectural treatment of houses. This one requires a fifty-foot lot if a driveway is desired at one side. Its broad eave effect is delightfully broken by the gable and the ornamental hood over the door.

All the rooms are exceptionally large and there is space in the attic for an extra room, as there is a large dormer at the rear which is not seen in the picture.

No. 118, See page 40

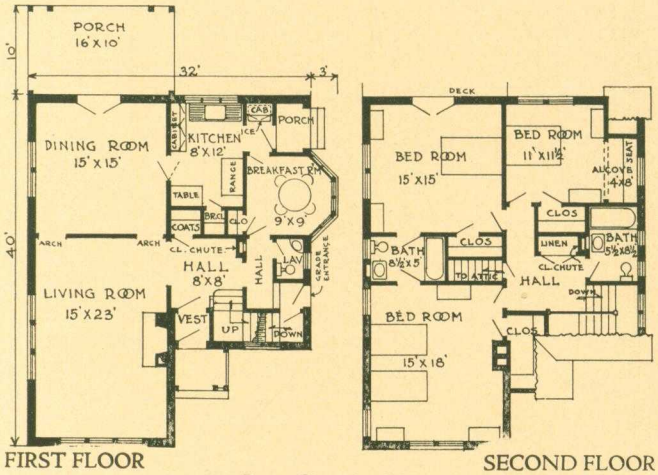


A BRICK house of simple but thoroughly satisfactory lines. While the house is square in plan, the roof sweeping out over the arched porch gives a broad effect to the front. The principal feature in the living room is the fireplace, which is attractively set in an arched recess. All the rooms, including the bath, are exceptionally large and there is an ample supply of closets. The stairway runs to the attic, where there is space enough for two fine rooms, or a large play room or billiard room.

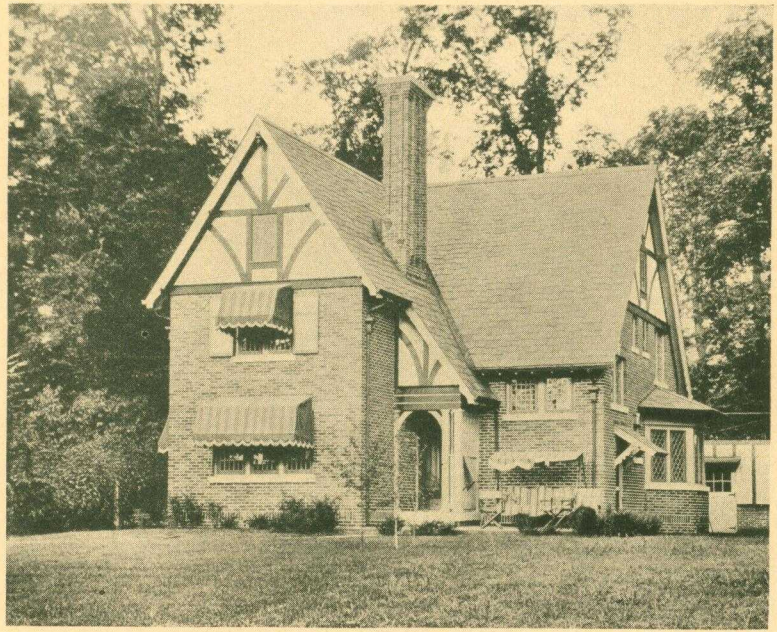


Room Sizes Are Net

No. 119, See page 40

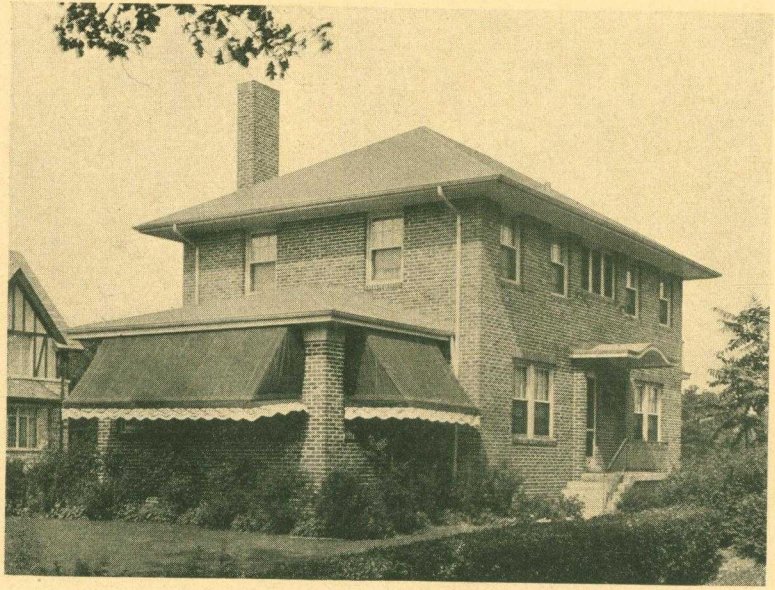


Room Sizes Are Net



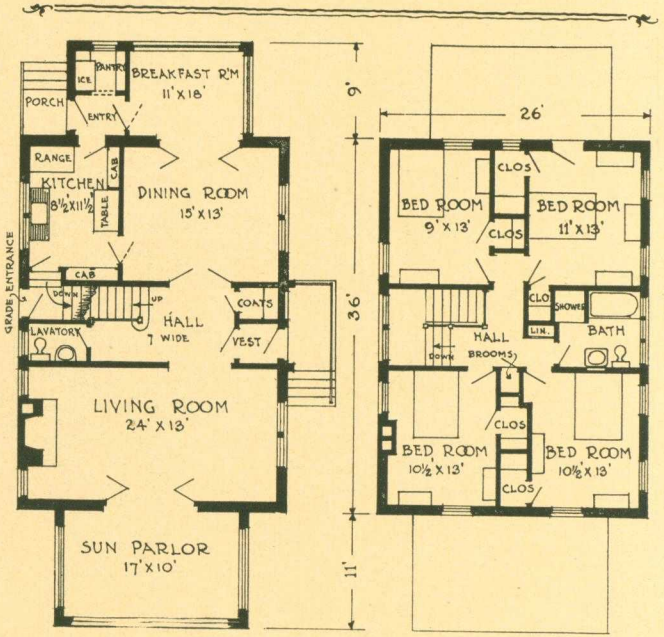
A CLEVERLY designed and unusually attractive English house of brick and stucco. The sheltered entrance is an interesting feature and the patternwork on the chimney is worthy of note.

Extremely large rooms and two baths characterize the interior arrangement. The breakfast room could upon occasion be used as a bedroom or, if desired, be converted into a maid's room. Stairs are provided to the attic, where a great deal of usable space is to be found.



AN ECONOMICAL and practical arrangement which may be built endwise or broadside to the street to fit varying lot widths. Mingled shades of rich colored brick are most adaptable to this design.

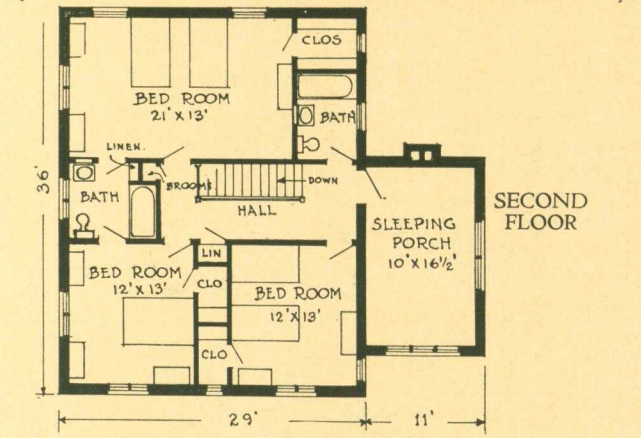
Note the fine open view from sun parlor to breakfast room, also the connection between this room and the kitchen, pantry and rear door. Four good corner rooms and a bath comprise the second floor. There is a deck in the rear off one of the bedrooms. A substantial and homelike house.

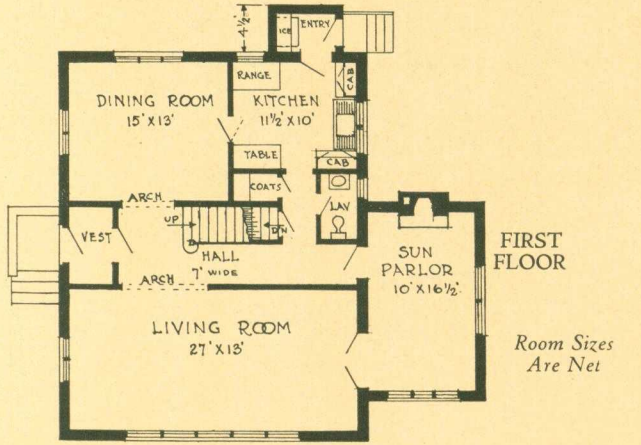


FIRST FLOOR SECOND FLOOR

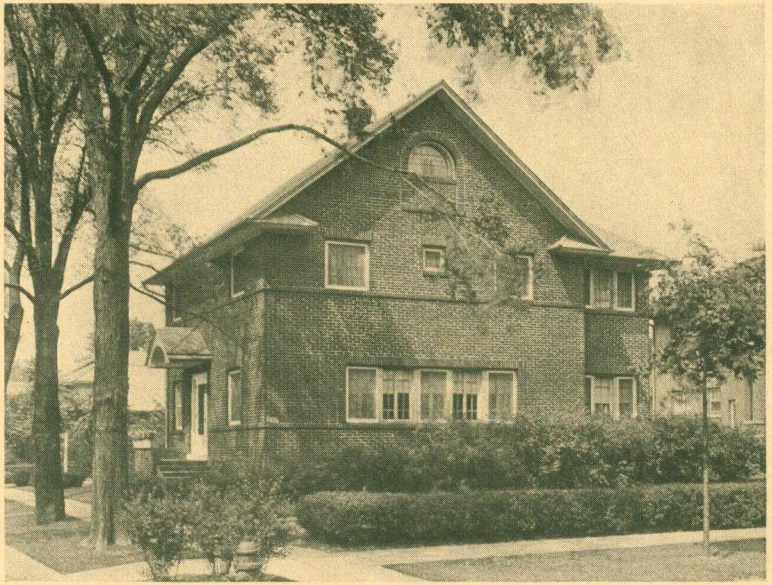
Room Sizes Are Net

No. 121, See page 40





Room Sizes Are Net

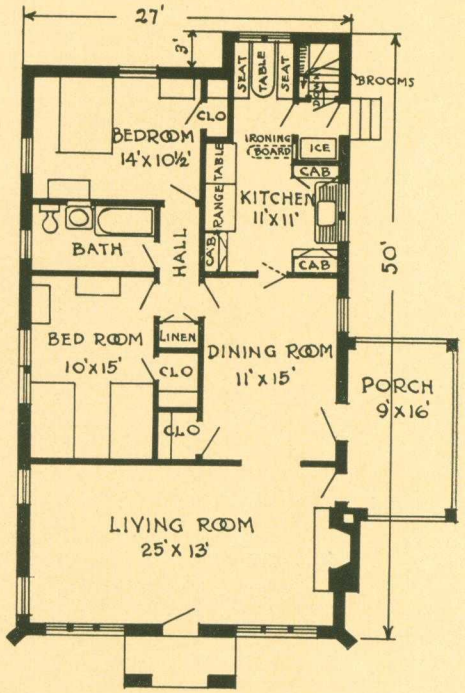


DESIGNED especially for a corner site, this house would fit equally as well on an inside lot, with the entrance either facing the street or at the side. The living room is exceptionally large for this size house and connects with the sun parlor by means of double French doors. The sun parlor is uniquely located at the far end of the hall affording a delightful view from the entrance. The fireplace has been placed here rather than in the living room, which makes an interesting departure. Two large baths are a feature on the second floor.

No. 122, See page 40

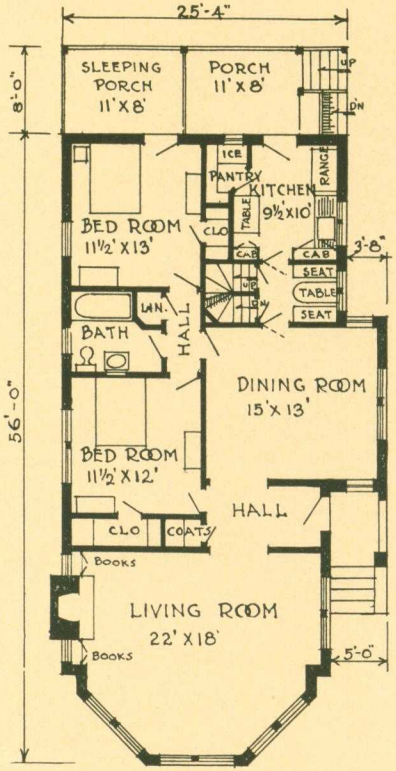
AN English type bungalow of rare charm and undeniable artistic merit. The half-timbered gable gives the necessary protection to the entrance, besides adding a quaint touch to the entire composition. The buttresses, so artfully placed at the corners soften the outlines of the house and tie it into the landscape.

The plan is a very desirable arrangement with large rooms. The kitchen arrangement is especially worthy of note. A very fine complete small home.



Room Sizes Are Net

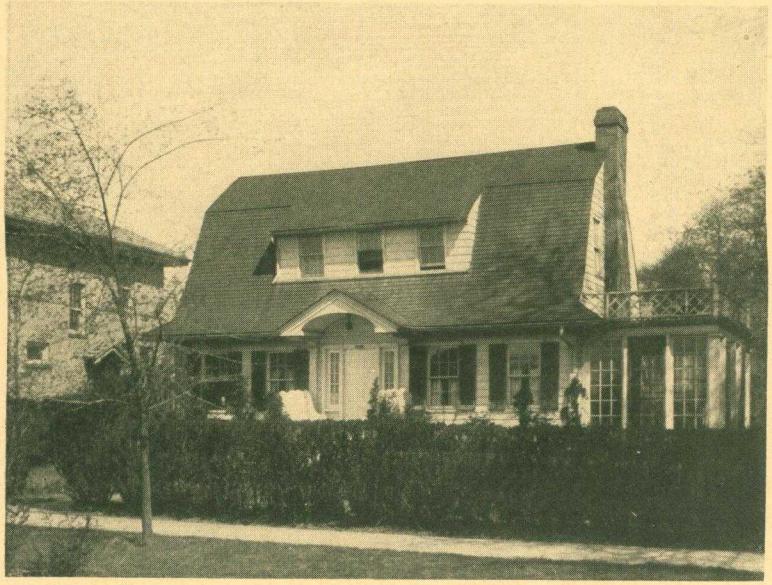
No. 123, See page 40



Room Sizes Are Net

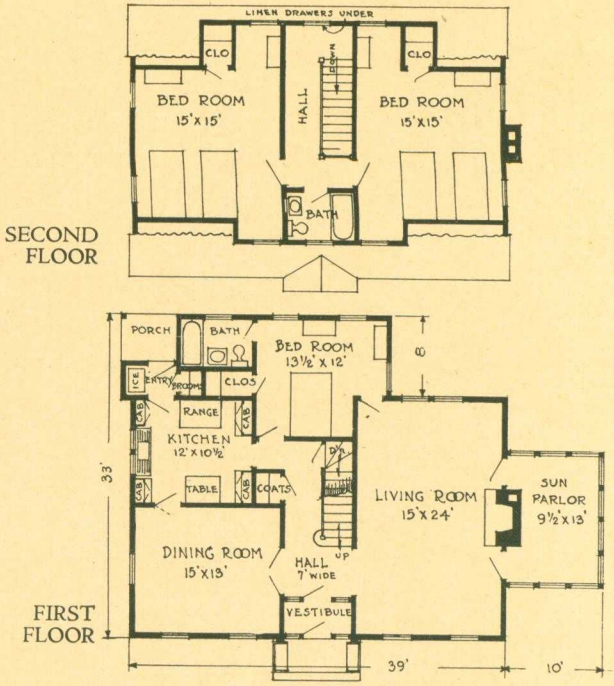
ANOTHER small bungalow of unusual charm; one that will attract favorable notice anywhere. The brick arched entrance porch protects and secludes the entrance door. The main feature of this design is the octagonal front, which makes a living room of generous dimensions and excellent proportions. The bedrooms and bath are connected by a small private hall. Stairways to the basement and upper story open from the small breakfast alcove. There is enough space upstairs for two fine bedrooms in the high portion. A delightful home.

No. 124, See page 40



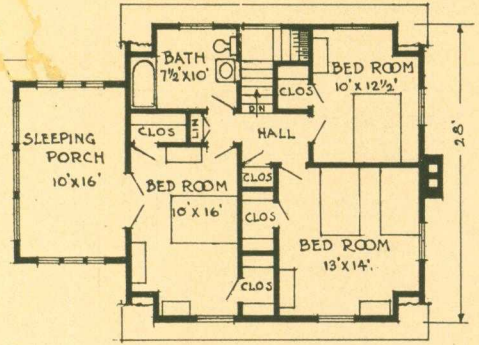
AN exquisitely designed Colonial house, correct in every detail. Wide clapboards and green shutters set amidst green shrubbery make a color combination without equal. The charming entrance, with six-panel door, divided sidelights, arched portico, and graceful settees, is a delightfully studied detail. The glazed porch surmounted by the delicately interlaced railing gives an attractive balance to the house.

The plan provides a bedroom and bath downstairs, a feature rarely found. The two bedrooms upstairs have outlook in three directions.

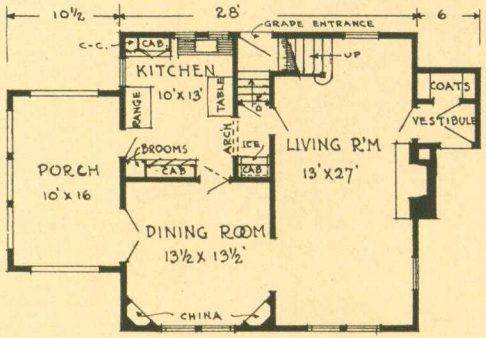


Room Sizes Are Net

No. 125, See page 40

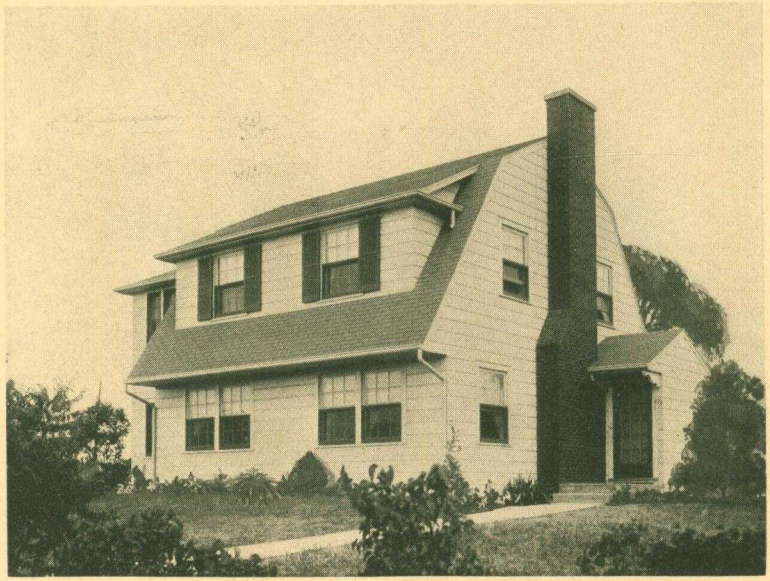


SECOND FLOOR



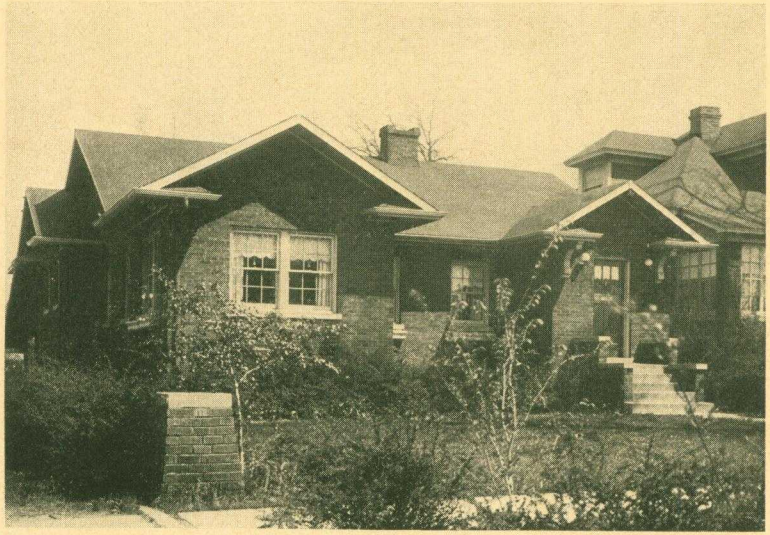
FIRST FLOOR

Room Sizes Are Net

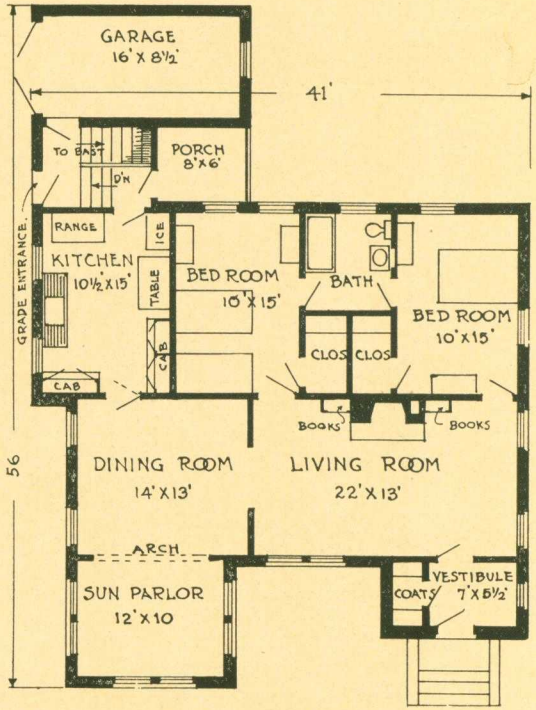


HERE is a really small house that may be economically built, yet in which there is a great deal of usable space. The side entrance behind the chimney is especially interesting. The living room is of generous proportion, with an open stairway at one end and a broad fireplace at the side. In the dining room are attractive Colonial corner cupboards. French doors open to the porch, which is also connected with the kitchen.

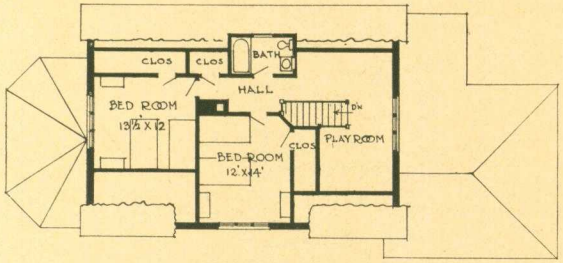
On the second floor are three good-sized rooms, an exceptionally large bathroom and a fine sleeping porch. A satisfactory home from every point of view.



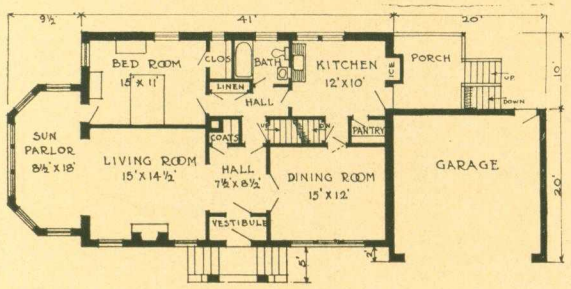
A COMFORTABLE and homelike bungalow setting low to the ground with wide projecting eaves, depending upon the intermingling of colors in the brickwork for its charm. An interesting arrangement of large rooms. Note the combination of rear entrance, basement stairs, porch and connection to the garage. The attached garage may be on a lower level than the front to conform to the slope of a hillside site.



No. 127, See page 40

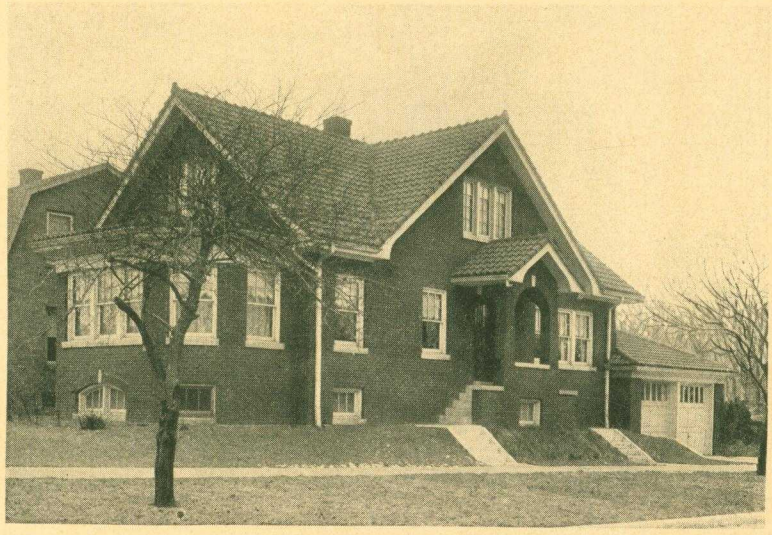


SECOND FLOOR



FIRST FLOOR

Room Sizes Are Net



EQUALLY desirable broadside, as shown, or endwise to the street, this design produces an excellent effect. The simple wall surfaces of delicately shaded brick and richly colored roof tiles cannot be portrayed in a photograph, so that the full effect must be imagined by the reader.

The plan provides only a moderate-sized living room, which, however, is practically one with the sun parlor. One bedroom and bath is provided on the first floor.

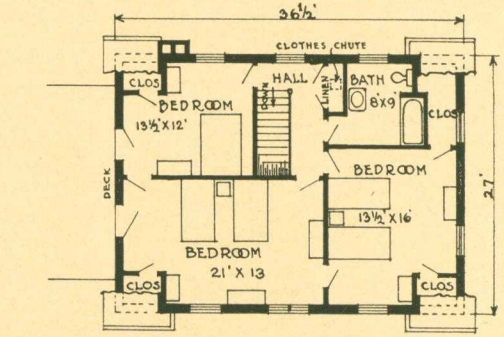
No. 128, See page 40

BEAUTY and utility, the two requisites of good architecture, are combined in this design, where pleasing proportions are wrought in stone, brick and tile. The delicately latticed entrance and porch rail add a charming touch. The elliptical lunettes over the windows are relieved by gayly colored tiles.

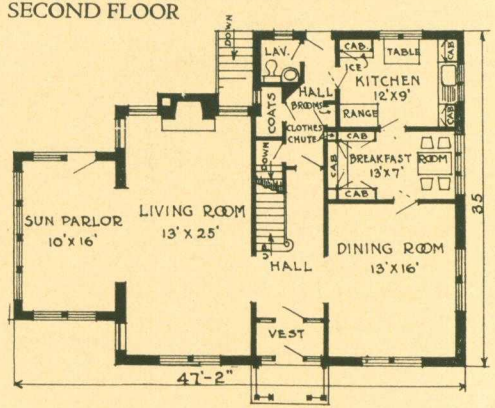
If large rooms are desired, this arrangement should satisfy. The living room and sun parlor are impressive, as the opening between makes one large room of them. The combined serving pantry and breakfast room may be made a delightful place with quaint furniture and colorful decoration.

If desired, a sleeping porch or another bedroom might be arranged at the rear above the kitchen wing.

No. 129, See page 40

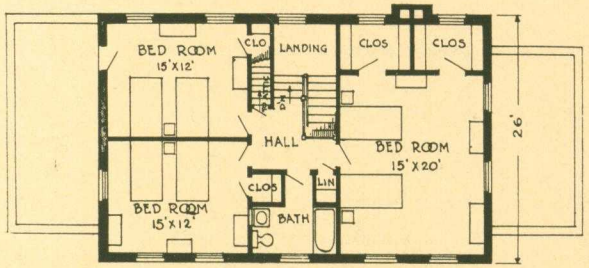


SECOND FLOOR

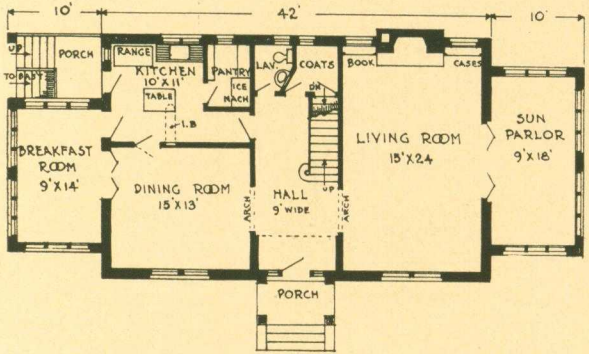


FIRST FLOOR

Room Sizes Are Net

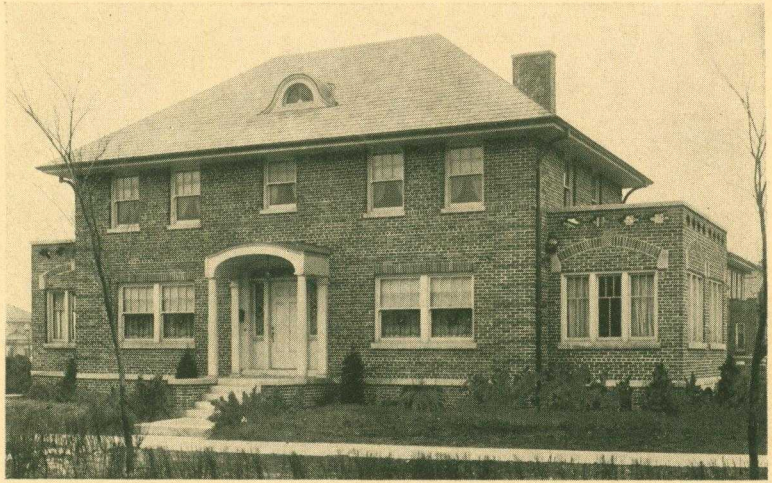


SECOND FLOOR



FIRST FLOOR

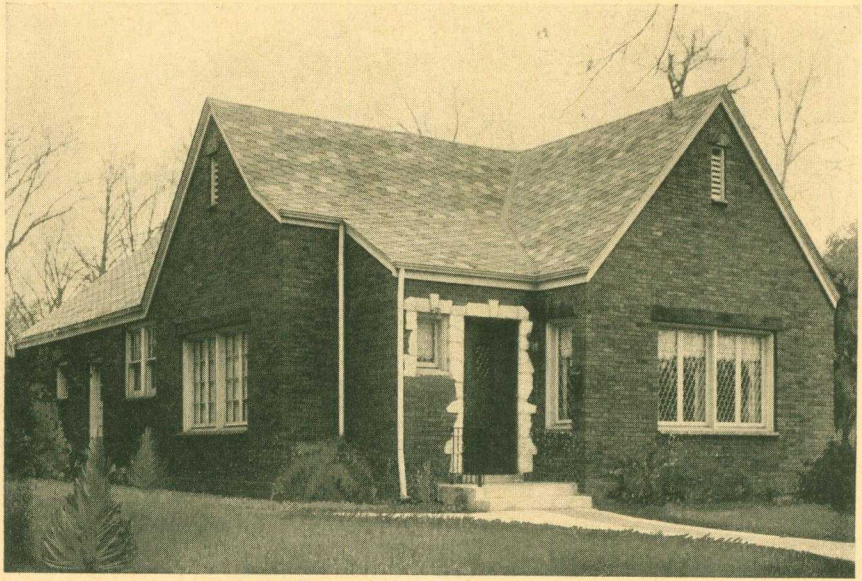
Room Sizes Are Net



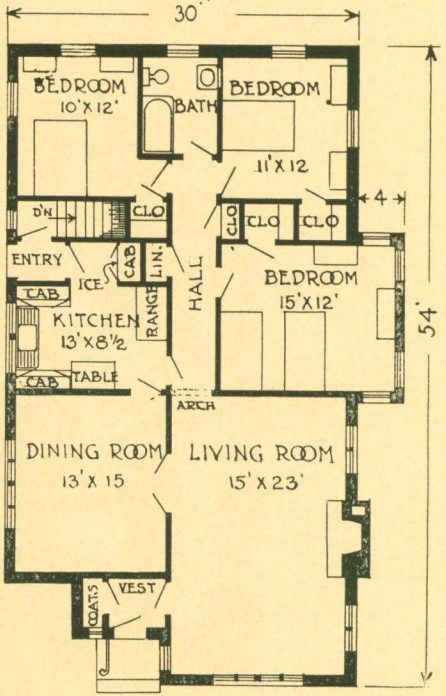
SIMPLICITY and dignity characterize this design. The bonding courses ending in brick quoins at the corners, and patternwork on the wings are worthy of note. The rooms are exceptionally large. The sun parlor walls are of the same brick as the exterior of the house, while the walls of the breakfast room are plastered.

The two closets off the main bedroom are of unusual dimensions. There is a French door in one of the bedrooms, leading to a deck over the breakfast room, where bedding may be aired. A stairway leads to the attic, where splendid storage space is found. A practical and substantial home.

No. 130, See page 40

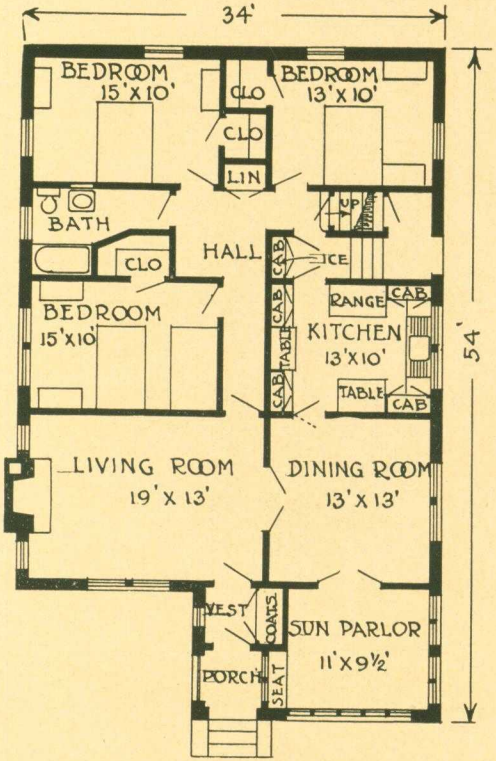


A POPULAR type of bungalow along English lines, which may be built of either light or dark bricks. The stonework and iron rail at the entrance are interesting. The rooms are of generous proportions and well lighted. An economical and attractive arrangement.

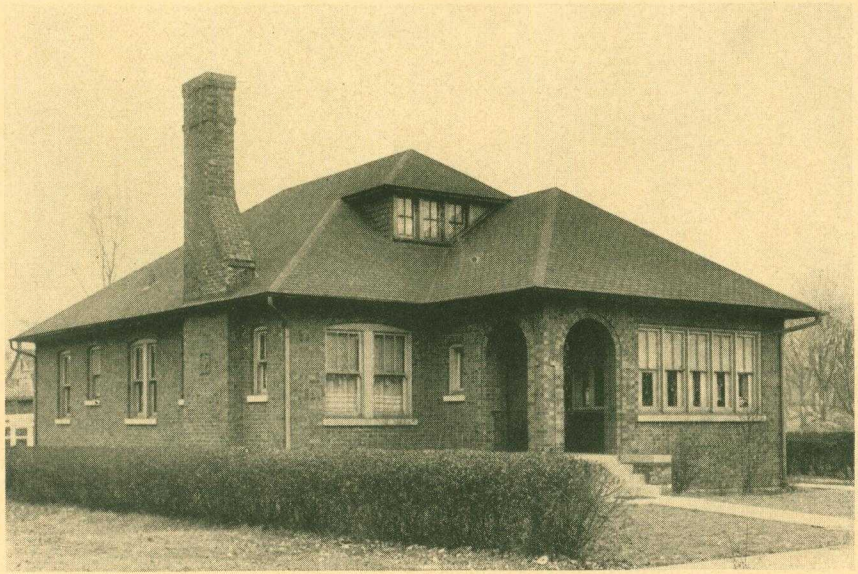


Room Sizes Are Net

No. 131, See page 40



Room Sizes Are Net



COMFORTABLE and homelike. The gracefully arched entrance invites one into the living room at the far end of which is a large open fireplace. The rooms are large and the closets ample. A practical and cozy arrangement.

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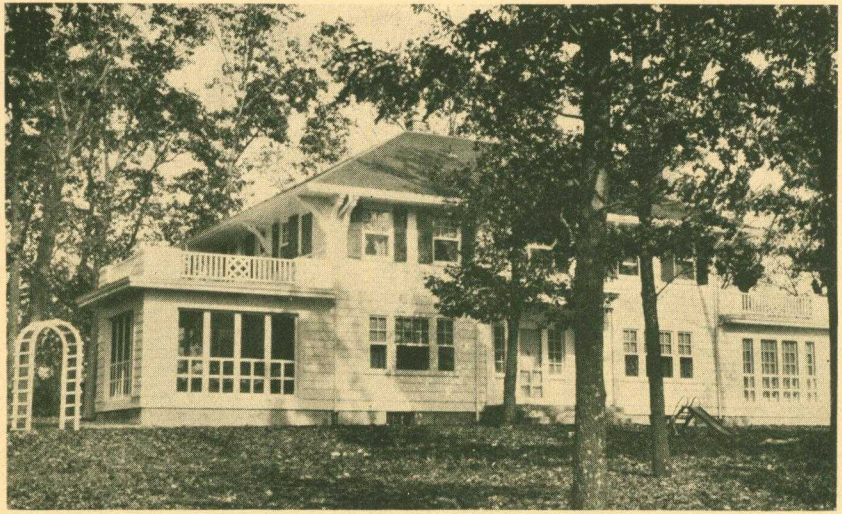
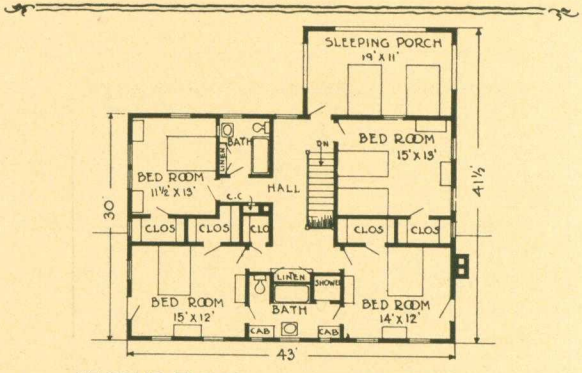
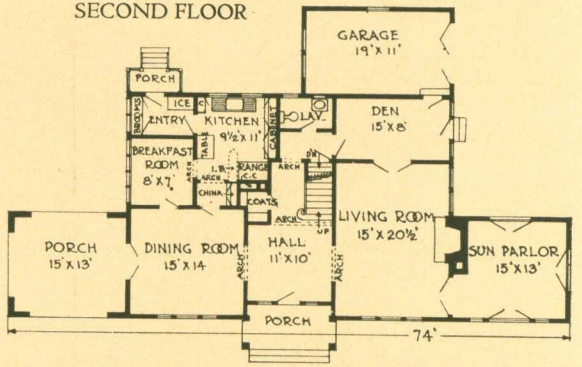


AN AMERICAN type of wide rough sawn siding stained white relieved by green shutters and ornamental brackets.

The arrangement is especially complete with two baths, lavatory, breakfast room, etc. The den with outside entrance, connected garage, etc., might serve as an office for a physician, builder, etc. If desired, the sun parlor or the porch or both may be omitted and still maintain a good effect. A strikingly attractive home.



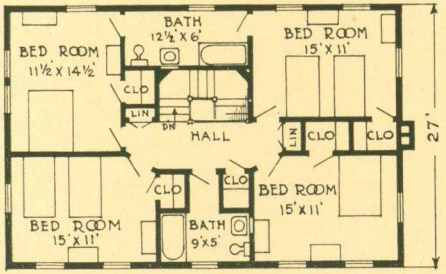
SECOND FLOOR



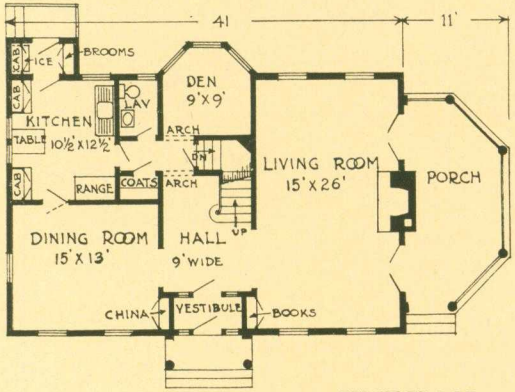
FIRST FLOOR

Room Sizes Are Net

No. 133, See page 40

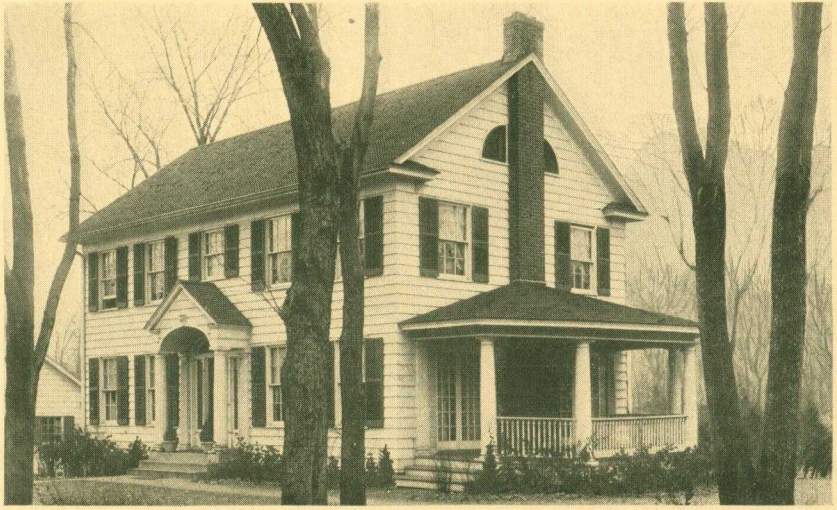


SECOND FLOOR



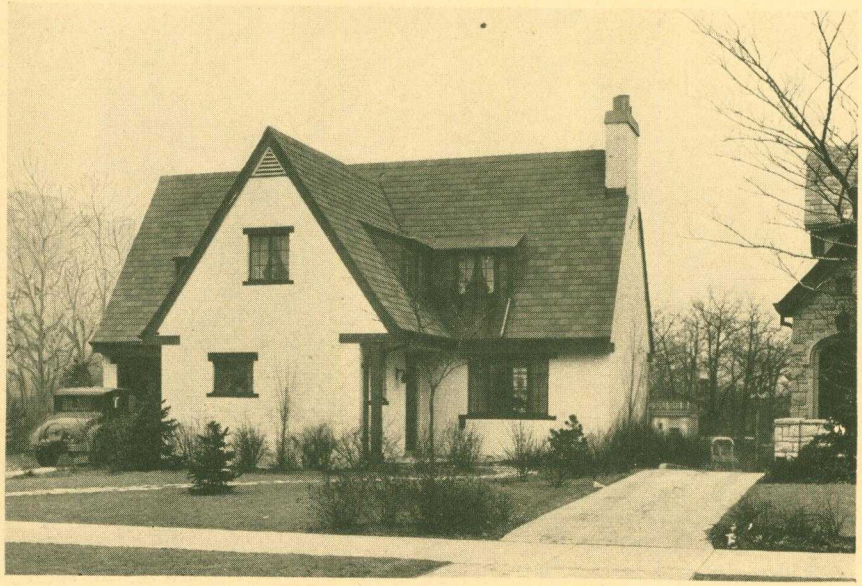
FIRST FLOOR

Room Sizes Are Net

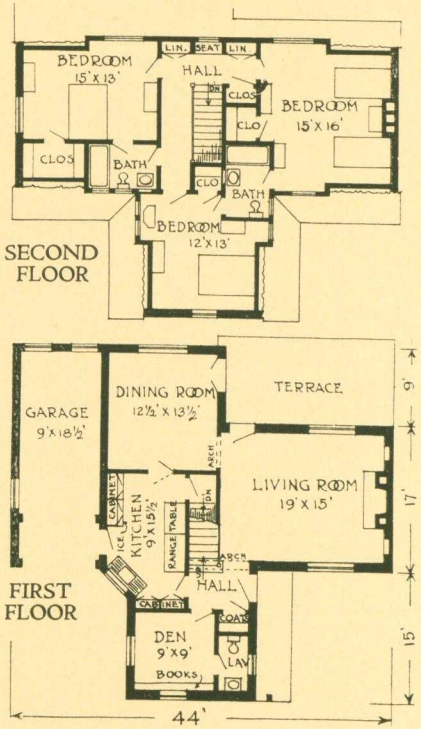


WHITE painted siding, green blinds and true New England Colonial proportions make this design an outstanding one. The octagonal porch is unique and the entrance portico is of exquisite detail.

Within is an interesting arrangement of large rooms. From the hall there is an inviting glimpse of an attractive den or library through an archway under the stairs. Two baths and a lavatory make this plan especially modern. An architectural gem.



For those who have a site with a splendid outlook to the rear, this plan is especially recommended. However, the living room wing may be turned toward the street with good effect. Note the convenient garage connection. Also the manner in which the garage doors are made inconspicuous by setting them well back into the house. An attractive English cottage type.



Room Sizes Are Net

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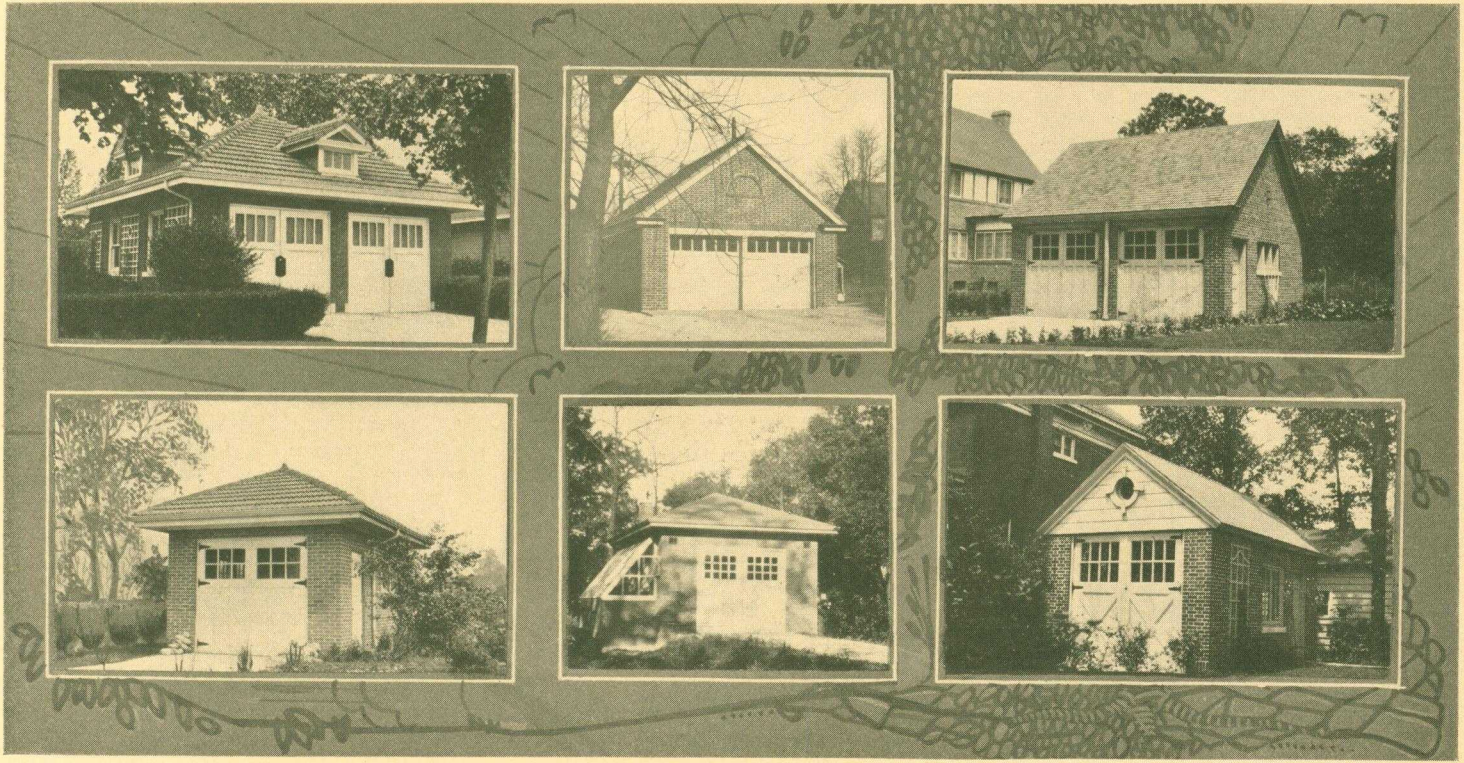

G-4 G-5 G-6

A poorly designed garage of inferior materials detracts from the charm of a well designed house. These garages have been selected to harmonize with the types of houses included in this booklet.

PRICE OF PLANS: The price of one complete set of working drawings and specifications for any of the homes illustrated in this book is $25.00. Garage plans shown on page 39 are $1.00. Postage or express charges prepaid.

EXTRA COPIES of either the working drawings or the specifications, necessary for the erection of the building, may be purchased at $1.50 per copy, either with the original order or at a later date.

REVERSE DRAWINGS: In some cases, the frontage of a lot will require that a house be built reversed from that shown in these pages. In that case we will have your working drawings reversed to suit, but such reversal of the drawings will, of course, make the notes and figured dimensions read backwards. We suggest that you purchase one set regular and one extra set reversed. From the regular set you can read the notes and figures, while the reversed plans will show the correct arrangement and orientation of the rooms. Any further extra copies may be ordered either way.

LINEN BLUEPRINTS: Building departments in some cities require that the plans filed for a building permit be printed upon cloth. We can supply such blueprints at $4.00 per set.

BLUEPRINTS are printed upon receipt of order and are therefore a deep blue and not faded from exposure while being kept in stock. Fresh negatives are made at intervals from which the blueprints are made, a new one being made as soon as the old one shows signs of soil and wear. This provides sharp readable drawings.

CHANGES cannot be made on the original drawings. When a change is deemed advisable we make drawings of the portion or portions effected, blueprint them and paste them over the portion to be changed, as a rider. If changes are numerous and involve basic alterations in plan and construction, this method of making changes becomes costly and it will pay to have a new set of plans prepared at only a slight increase in the cost.

SPECIAL PLANS: The ideal way is to have one's own home planned to order. A special set of plans will incorporate all your ideas and result in lasting satisfaction to you. By careful study we can corelate all your ideas into a harmonious whole that will save you more money in the construction of your home than the plans will cost. Our prices are not excessive. To secure special plans outline your ideas and send them to us. We will then quote you a price for the work and perhaps make certain suggestions regarding your arrangement. If you desire to have us proceed with the preparation of such plans, send us your order and a remittance for one half of the amount. We will then submit preliminary drawings for your approval. Changes in these preliminary plans will be made free so long as the basic arrangement is not changed.

When the plans are finally completed we will notify you to remit the balance, or we will send them C. O. D., Express or Parcel Post.

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APPROVAL OFFER: We will send plans for approval, upon request, if accompanied by a certified check (which we will hold). We will allow you ten days for inspection. If we do not hear from you at the expiration of the ten days, plus time required for the transmission of the mails, we will consider the transaction as a sale and deposit the check.

EXCHANGE OFFER: Within thirty days of the receipt of plans you may exchange them for any other stock plan, or, return them within thirty days and credit for what you have paid will be applied in full upon the cost of special plans.

NOTE: All plans returned under the above offers must be returned in good condition and must not be copied. If soiled we will deduct an amount equal to the price of extra copies. This offer applies to stock plans only; not to special plans.

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